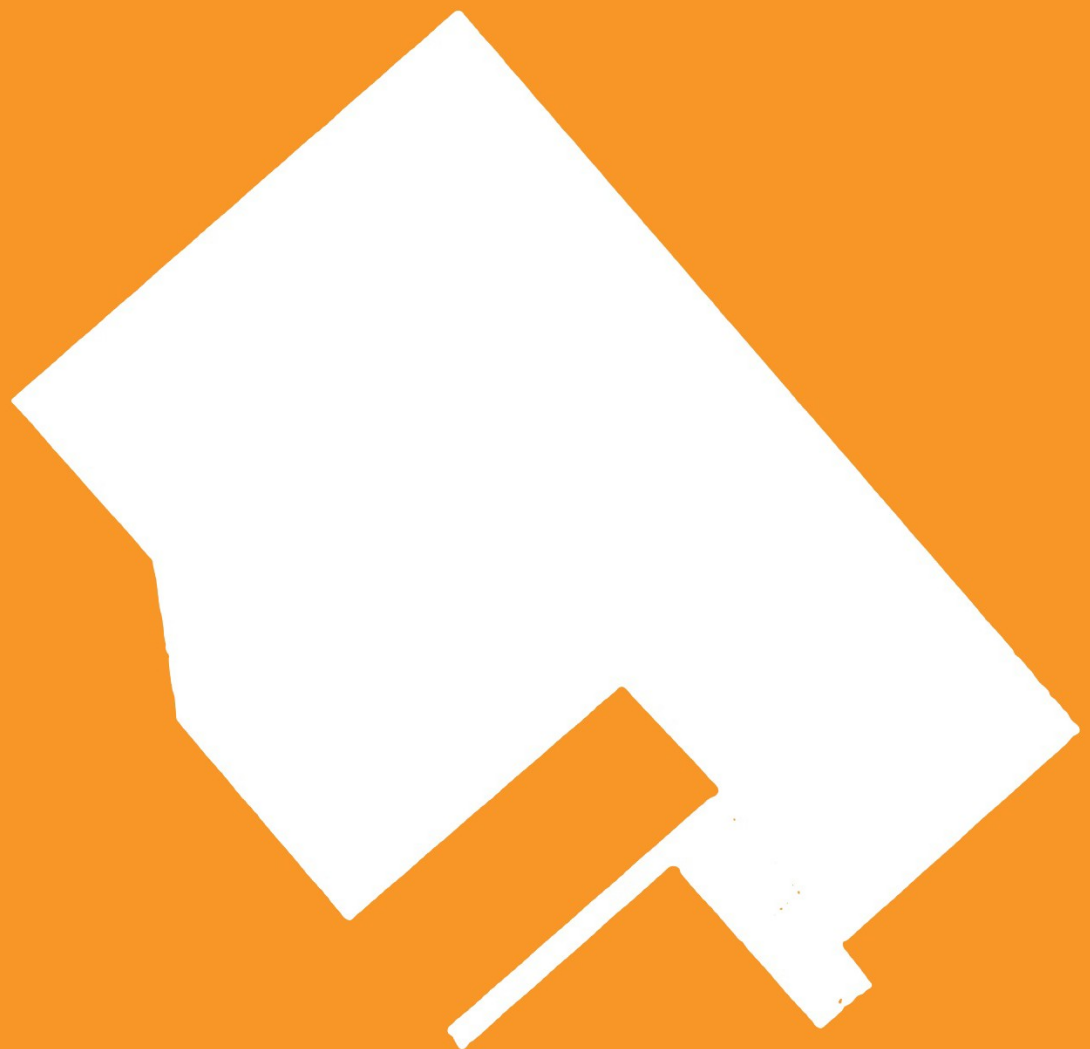


9.48

STRATEGIC CONTEXT

PRECINCT 75 - MARY, ROBERT AND EDITH STREET (PRECINCT 48)



Adopted 24 November 2020

Part 9 Strategic Context

9.48 67 and 73 – 83 Mary, 43 Roberts Street and 50 - 52 Edith Street (Precinct 48)

01 Background

Under Marrickville DCP, the 67 and 73 – 83 Mary Street, 43 Roberts Street and 50-52 Edith Street, St Peters (site) also known as Precinct 75 is part of the Unwins Bridge Road (Precinct 31). This section of the Development Control Plan (DCP) establishes a framework to guide development in Precinct 48: 67 and 73- 83 Mary Street, 43 Robert Street and 50-52 Edith Street, St Peters. It has been updated to reflect Council’s current view on the most appropriate development for the site and has been designed to be read in conjunction with Amendment 17 of Marrickville Local Environmental Plan 2011.

The purpose of this section of the DCP is to set out the desired future character, local area character, principles and development controls for the site. Council will assess future development applications against these principles and controls. This section of the DCP promotes high quality urban design outcomes for the site within the context of environmental, social and economic sustainability.

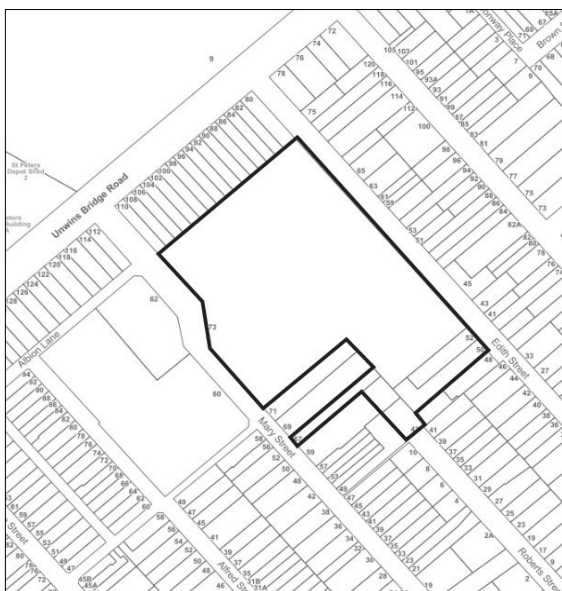
This is amendment no. 14 to Marrickville DCP 2011.

02 Land to which this section of the DCP applies

This section of the DCP applies to development within the boundary of the precinct as shown in **Figure 1: Map of precinct:**

- 67 Mary Street, St Peters - Lot 1 / DP180958
- 73 -83 Mary Street, St Peters – Lot 1 DP556914
- 43 Roberts Street, St Peters - Lot 1/ DP87885 and Lot A DP331215
- 50-52 Edith Street, St Peters – Lot 1 / DP745657 and Lot 1 / DP745014

Figure 1: Map of precinct.



Note: This exhibited DCP Amendment will make this site Precinct 48 and remove it from Precinct 31.



03 Aims and objectives of this section of the DCP

- 3.1 The purpose of this section of the DCP is to guide the future development of the precinct:
- (i) To address the Marrickville Local Environmental Plan 2011 Amendment 18 provisions listing matters to be addressed in the Marrickville Development Control Plan 2011.
 - (ii) To identify the desired future character, development principles, key elements and indicative structure for the future development of the site
 - (ii) To achieve design excellence that provides high quality built form that responds to the existing and future context, using principles drawn from an analysis of the site and its context.
 - (iii) To minimise impacts to the surrounding low-density residential neighbourhoods.
 - (iv) To locate higher building forms setback toward the centre of the site to provide transition in scale to the surrounding low scale areas.
 - (v) To provide lower scale and density buildings along Edith Street.
 - (vi) To enhance the existing streetscape along Mary and Edith Street.
 - (vii) To improve the pedestrian environment, connectivity and activity within the site and along surrounding road frontages.
 - (viii) To provide a publicly accessible open space in the site with maximised amenity.
 - (ix) To provide for solar access and visual privacy to adjacent properties and particular public areas on the site.
 - (ix) To promote housing diversity through a mix of dwelling types and promote affordable housing.
 - (x) To achieve high quality residential amenity.
 - (xi) To promote high quality landscaping, public art, signage and ecologically sustainable development.
 - (xii) To ensure that access within the precinct is inclusive by delivering a high quality urban/public domain that caters for equitable, dignified, safe and easy to use access for all.
 - (xiii) To ensure that it is practical and viable for non-residential uses to have adequate on-site facilities for their business operations.

04 Relationship to other sections of the DCP

- 4.1 This section forms part of the Marrickville Development Control Plan 2011 (Marrickville DCP 2011). It sets out specific controls to guide the future development of the precinct. Development within the precinct will need to have regard to this section of the DCP as well as other relevant provisions in the DCP.

In the event of any inconsistency between this section and other sections of the DCP, this section will prevail to the extent of the inconsistency.

Figure 2: Context map – Precinct 48 –location within the former Marrickville Local Government Area Boundary shown in purple.



05 Desired Future Character

5.1 The desired future character for the site is to:

- (i) Create a vibrant mixed use development with substantial amounts of businesses with publicly accessible shared open spaces including a public town square and ground level active uses to encourage pedestrian activity.
- (ii) Retain and adaptively reuse existing buildings identified in this DCP to reflect the site's historical industrial setting and contribute to its future character.
- (iii) Require new commercial and residential infill buildings identified in this DCP to have high standards of architecture and urban design with features that will ameliorate any potential adverse visual impacts on the character and amenity of the area.
- (iv) Provide accessible site linkages that will be open to the public permanently on a 24-hour basis to enhance the site's connectivity and integration with the local area and community.
- (v) Provide accessible community use rooms and spaces that activate the site.
- (vi) Provide a range of business unit sizes with appropriate facilities in retained buildings, the new commercial buildings and at ground level to facilitate employment, the creation of a mixed-use precinct and activation of the site.
- (vii) Activate the ground levels of existing buildings, shopfronts in the new buildings and entry lobbies to apartment buildings for pedestrian safety and security.
- (viii) Enhance streetscape and the public domain within adjacent Council road reserves and carry out on site environmental improvements, including the creation of new open spaces and gardens with deep soil areas with a generous tree canopy.
- (ix) Ensure development within the precinct is compatible with the operations of Sydney Airport, including achieving a liveable residential environment.
- (x) Minimise any adverse impacts the surrounding community that could arise from the site's vehicular access and servicing functions.

06 Indicative Site Layout

Figure 3 – Indicative Site layout



Objective

- O1** To implement the Indicative Site layout concept in **Figure 3** and support the Desired Future Character stated in Part 5.

Controls

- C1** Development within the precinct is to be undertaken in accordance with the Indicative Site Layout as shown in **Figure 1** subject to compliance with relevant controls including the Apartment Design Guide.

Variations to the location and layout of certain elements of the Indicative Site layout such as proposed pedestrian shared zones, open space and building locations may be considered by the consent authority.

- C2** Site design must:
- i. Ensure buildings along Edith Street respect their interface with low density residential development.
 - ii. Ensure Building A and Building B are setback adequately to respect their interface with 48 Edith Street and 41 Roberts Street.
 - iii. Ensure that adequate separation is provided between Building A and Building B to avoid excessive overshadowing and to provide adequate amenity to residents.
 - iv. Provide articulation of Building A and Building B to reduce their visual bulk and retain the fine-grain character of the precinct.
 - v. Provide significant greening of the subject site through the use of landscaping as well as greening of buildings such as green roofs and/or walls. Refer to the Inner West Green Roofs, Walls and Facades Technical Guidelines for more detail.
 - vi. Address Part 2.20 -Tree Management of MDCP 2011 requiring 15% of the site to have tree canopy.
 - vii. Use the design of new building facades to reflect the use, orientation, prominence and context of the frontage.
 - viii. Make all entries clearly visible, safe and accessible.
 - ix. Where buildings are additions to retained structure have a complementary scale and facade that is sensitive to the retained building.
 - x. Use setbacks to promote appropriate building mass and provide adequate amenity and privacy to all uses on site.
 - xi. Ensure that the central public open space area and the Roberts Street 'pocket park' receives adequate solar access.
 - xii. Accommodate pedestrian and cyclist access off Roberts Street into the subject site, with through links into both Mary Street and Edith Street.

07 Built Form

Objectives

- 01** To ensure built form outcomes reflect the objectives of Inner West Local Environmental Plan 2022 Clause 6.21.
- 02** To achieve design excellence buildings must not exceed the maximum number of storeys and have adequate configuration of their bulk, massing and extent of modulation.
- 03** To ensure built forms have architectural treatments to ameliorate the impacts their scale could have on neighbouring buildings and nearby residential neighbourhoods.
- 04** To ensure that buildings achieve the site's character objectives in Part 5 of MDCP 2011.
- 05** Floor to ceiling heights on the ground floor for non-residential uses must be of sufficient height to accommodate their operational requirements.



Controls

C3 Development is to be accordance with the maximum number of storeys identified in **Figure 6** and the following:

Building A: Part 2 storeys adjacent 48 Edith Street then transition to 5 storeys.

Building B: Part 2 storeys adjacent 48 Edith Street then transition to 4 storeys.

Building C: 8 storeys.

Building 1: 7 storeys.

Building 2: Existing number of storeys on retained building and new building parts 3 storeys.

Building 6: Existing number of storeys on retained building.

Building 7: 5 storeys.

Building 8: 5 storeys.

Figure 6 Maximum Building heights and number of storeys

“St” indicates maximum number of storeys



- C4** To ameliorate the impact of tall buildings in close vicinity to low rise dwellings the following is required:
- (i) New Residential Buildings along Edith Street including Building A, Building 7, Building 8 on **Figure 6- Maximum Building Heights** shall have the 5th storey facing Edith Street with an adequate setback from the wall face of the lower storeys sufficient to minimise the building's scale and visual impacts on the street and its houses.
 - (ii) New Building 1 shall address its potential bulk and scale and privacy impacts to adjacent dwelling houses fronting Unwins Bridge Road by having:
 - a suitable setback from the north west boundary in relation to the building's 7storeys.
 - suitable deep soil planting to accommodate large screening trees
- C5** Ground level storeys in new buildings that are to be used for business purposes, shall have a floor to floor height with a minimum 3.5 high ceiling measured exclusive of fixtures and structures above the ceiling line.
- C6** The built form of proposals must:
- i. Encourage a variety of complementary building styles within the site including adaptive re- use of retained buildings.
 - ii. Provide effective built form and façade articulation to break up the overall podium and tower envelopes for new buildings and alterations to retained buildings.
 - iii. All roof structures, such as plant and lift overruns, shall be integrated into the design of the development. They are not to exceed the building heights contained within IWLEP 2022 and are to be fully screened when viewed from street. Lift overruns on the top of buildings are permitted if it is within the allowable height and are smaller than or equal to 24sqm in plan dimension.
 - iv. Offer high quality contemporary architecture that responds to, but does not mimic, the existing architectural character of the site with appropriate proportions and articulation to the building massing.
 - v. Have a distinct base and middle with high quality roof treatments that are integrated with the architecture of the buildings.
 - vi. Treat facades as front elevations to all sides of the building.
 - vii. Ensure the architectural expression of residential buildings offers a balance of solid to void without depending on continuous balconies to create articulation and interest.
 - viii. Treat materials accessible at ground level for graffiti resistance.
 - ix. Incorporate environmentally appropriate facade treatments according to orientation.
 - ix. Provide shading and good internal amenity including cross ventilation, solar access, adjoining indoor and outdoor living spaces and generously sized rooms.
 - x. Provide active street frontages for those ground level parts of commercial buildings including the town square.
 - xi. Alternative building envelopes will be permitted if the proposal can demonstrate a higher quality outcome can be achieved with regard to response to the surrounding context, built form and scale transition across the site, amenity to surrounding properties, amenity of central open space and the precinct's permeability and connectivity.
 - xii. Overhead power cables along Edith and Mary 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.

C7 Council's Architectural Excellence Panel will provide comments on the development application. The following criteria shall be considered to determine whether design excellence is achieved:

- (i) Compliance with character objectives in Part 5 of MDCP 2011.
- (ii) Compliance with the Apartment Design Guide including building separation and relationships to adjoining residences.
- (iii) Excellence of architectural design, including internal layout, façade treatment, architectural detailing, roof features and spaces between buildings.
- (iv) Streetscape character and site context.
- (v) The location of any buildings having regard to the need to achieve an acceptable relationship on neighbouring sites in terms of separation, setbacks, amenity and urban form.
- (vi) The bulk, massing and modulation of buildings.
- (vii) Environmental outcomes, such as sustainable design.
- (viii) Overshadowing and solar access, visual and acoustic privacy, wind and reflectivity.
- (ix) The achievement of the principles of Ecological Sustainable Development.
- (x) Pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network.
- (xi) The impact on, and any proposed improvements to the public domain.
- (xii) achieving appropriate interfaces at ground level between the building and the public domain.
- (xiii) Excellence and integration of landscape design.
- (xiv) High quality finishes and materials.

08 Buildings and Building Fabric Retention

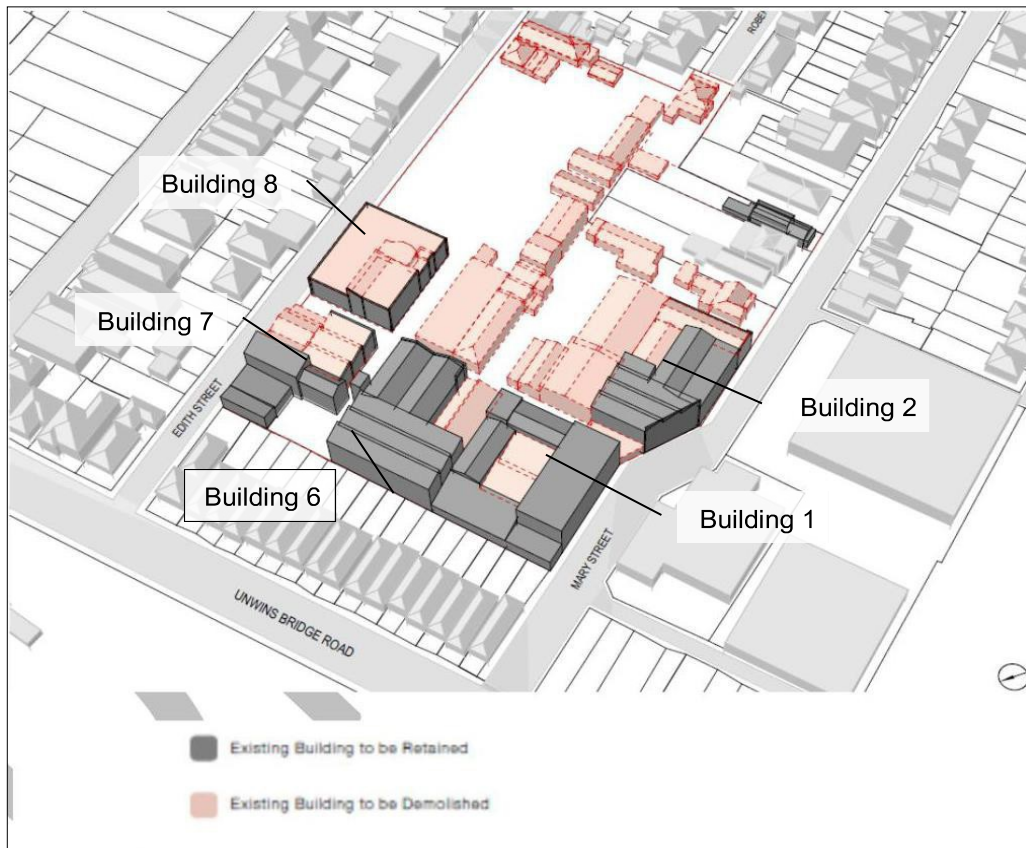


Figure 4 Building and building parts to be retained.

Objective

- O1** To maintain the site's existing industrial heritage character and sense of place.
- O2** To make use of the existing building stock sustainably, while maintaining the operation of existing business uses.

Controls

- C8** Buildings in the locations indicated in **Figure 4** shall be retained and adaptively reused either in part or entirely. A report prepared by a suitably qualified person on how the structural integrity of retained buildings will be maintained shall be submitted as part of any development application including:
 - i. The buildings built to the street, including parts of Buildings 1, 2, 6, 7 & 8 and house at 67 Mary Street have landmark qualities, within their immediate streetscape context, and are to be retained and adaptively reused.
 - ii. An interpretation strategy is to be developed as part of a development application for the site, detailing elements to be:
 - a. Either retained in situ or relocated to other parts of the site and how these elements are to be presented and explained, including:
 - b. Elements relating to the site's former industrial use to be retained in situ including



the good hoist in Building 6, ceramic insulators and fire bells on the exterior of the buildings and various crane rails and hoisting jibs, and

- c. Elements relating to the site's former industrial use contained within building to be demolished to be salvaged and relocated onsite.
- iii. The Mary Street entrance to Building 2, timber stairs and office on the first floor must be retained to reflect their role as the main public entrance to the larger Taubmans site;
- iv. Any alterations or additions to retained buildings must be clearly discernible from the original fabric. Separate dedicated floor plans must identify existing layouts, the structural components to be retained in each retained building and differentiating these from new building components including how the existing facades on buildings in Edith Street will be retained.
- v. Adaptation of building interiors must aim for retention of original spaces and fabric while allowing for the adequate adaptation to new uses.
- vi. New development within the site must be contemporary in design with sensitivity to the retained buildings through the proportions, alignments, colours and materials used in the new development.

09 Open space and landscaping

Objective

- 01 To promote site landscaping that conforms and complements the character of the individual building and the character of the area.
- 02 To retain and enhance any existing significant trees and established planting found on site.
- 03 To provide dwellings with outdoor recreation space.
- 04 To minimise the extent of hard paved areas and facilitate rainwater infiltration.
- 05 To improve the appearance, amenity and energy efficiency of development through integrated landscape design.
- 05 To ensure private open space and landscaping provided in association with new dwellings within business centres meets user requirements for privacy, safety, access and outdoor activities.
- 06 To blend new development into the streetscape and neighbourhood and encourage the integration of buildings and landscape elements.
- 07 To create a vegetated buffer between residential and non-residential uses.
- 08 To require the retention of indigenous vegetation – and, in the case of new plantings, to encourage planting locally indigenous species.
- 09 To encourage green roofs and green walls for large scale developments.

Controls

- C9 Open Space locations are to be provided in accordance with the **Indicative Site Layout** in **Figure 3**, also as shown in **Figure 5** including the parts within red line containing deep soil and landscaping, except for the areas required for driveways and ramps for vehicular ingress and egress.

Figure 5: Location of public open space areas



C10 Open space is to provide for the following:

- i. Development within the site must create a series of high quality public spaces including passive recreational areas, access routes and circulation areas that are permanently accessible on a 24 hours basis. Creation of these spaces must facilitate walking and cycling, be accessible to all persons including those with accessibility restrictions and encourage active travel to and use of public transport.
- ii. The central public open space adjacent to Building C must be at least 600m² and must receive at least 2 hours of solar access between 9.00am and 3.00pm midwinter for 50% of its area.
- iii. The 'pocket park' open space on Roberts Street must receive at least 2 hours of solar access between 9.00am and 3.00pm midwinter for 50% of its area.

C11 A Landscaping Plan and report shall be provided indicating:

- (i) How tree canopy will be maximised on the site and its surrounds to meet the tree canopy targets in the Tree Management Part 2.20 of MDCP 2011. This Plan and report shall indicate locations for deep soil areas and confirm that any planter box areas above basement storeys have sufficient volume and functionality for elements such as such as drainage and irrigation to support substantial trees.
- (ii) Use of high quality open space pavement materials in publicly accessible areas (concrete or bitumen is not considered high quality) and likewise for open space fixtures, furniture and lighting materials.



- (iii) Local native provenance plants are to be used within all the landscaping for optimum biodiversity outcomes including local native grass meadow or lawn.
 - iv. Planting for shade in summer and sunlight penetration in winter must be provided in open public spaces.
 - v. Landscape design must promote screening between different building uses for the privacy of occupants.
 - vi. Significant deep soil zone areas are to be developed for the site within public open space areas shown within red outline in **Figure 5**.
 - vii. Trees and planting not in deep soil areas are to be flush with surrounding finish levels (no raised planters).
 - viii. Trees not in deep soil areas must be planted in minimum 1 metre depth of soil plus allowance for mulch and drainage, together with adequate soil volume demonstrated to ensure their survival.
- C12** Public access to open space as indicated with **Figure 5** shall be provided on a 24 hours basis, except for those areas provided as communal open space for residents of Buildings A and B.
- C13** Streetscape design must:
- i. Enhance the existing characters of Edith Street, Mary Street and Roberts Street.
 - ii. New buildings in proximity to Mary Street, Edith Street and Roberts Street are to be more articulated to reflect the low scale character of those areas.
 - iii. Ensure that the site design for new building A adjacent to Edith Street as identified in **Figure 3** provides a minimum of 2m wide front gardens with adequate deep soil to establish trees along this street frontage.
 - iv. Provide a continuous, safe and accessible path of travel for pedestrians along the Mary Street footpath.
 - v. Create a public verge alongside the Edith Street public road reserve and adjacent to new building A in **Figure 5** that is wide enough to accommodate street trees and pedestrian footpaths. Refer to Part 13 for required infrastructure works to Edith Street.

10 Finishes and Materials

Objectives

- O1** To provide high quality and durable finishes and materials.
- O2** To ensure for new buildings that the development includes green roofs, green podiums, green walls and green façades to improve air quality, amenity, habitat, ambient air temperature, building insulation, and aesthetic quality of the urban environment.

Controls

- C14** Employ high quality external finishes and materials throughout the site including to:
- Public open space and pavements
 - Ground level building facades adjacent or as part of open space
 - Public open space and its furniture and fixtures
 - Lighting installations with public open space

- C15** Green roofs and podiums are encouraged on all new buildings including the following;
- The size of the green roofs for buildings with the following gross floor areas are to be:

250 to 999m² — 30% of roof space
1,000 to 1,499 m² — 50% of roof space
 - Green roofs must have a minimum substrate depth of 150mm.
 - Green roof areas designed for use as communal open space are to have a high standard of finish and design.
- C16** Green walls and façades are required on new buildings, or where practical on retained buildings, to at least 15% of the available building surfaces as follows:
- Green walls and façades must be planted with suitable Australian native plants (endemic to the Inner West where possible) and include habitat features.
 - Green facades using planter boxes/container planting installed at different levels across the building are encouraged.
 - A detailed description, plan and sections of the roof top design are to be submitted with the development application demonstrating that adequate allowance has been made including structural adequacy and provision for waterproofing.

11 Housing Mix and Adaptable Housing

Objectives

- O1** To provide equitable access within all new development, and ensure substantial alterations to existing development, or an intensification of an existing land use, provides an improved level of access for all people.
- O2** To protect existing accessible features within the public domain, residential and non-residential development.
- O3** To significantly increase the supply of adaptable housing.
- O4** To provide an adequate supply of car parking facilities for use by people with a disability.
- O5** To make people aware of their responsibilities under the Disability Discrimination Act 1992 (Cth) (DDA).
- O6** To raise public awareness and understanding of access and mobility issues for people with a disability through investigation and promotion of best practice in the design, construction and operation of development.
- O7** To promote housing diversity through a mix of dwelling types, including smaller apartments.

Controls

- C17** Comply with MDCP 2011 - Part 2.5 Equity and Access for people with disabilities. Compliance must ensure that all public parts of the site identified in **Figure 3 - Site layout** and **Figure 5 - Open Space** meet this requirement fully, including access from basement parking areas to ground level business areas.
- C18** A mix of apartments shall be provided in accordance with MDCP 2011- Part 5.1.6.2 (Dwelling Mix) within Part 5 Commercial and Mixed Use Developments. In addition, a minimum of 25 percent of all apartments are to be a mix of studio or one bedroom apartments.



12 Affordable Housing

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.

Controls

- C19** Affordable housing units should:
 - be mixed with privately owned units throughout the development.
 - include a range of sizes to cater for different household sizes.
 - be rented to very low, low and moderate income households in accordance with the Inner West Affordable Housing Policy.
 - be designed and constructed to the same standard as other residential accommodation in Precinct 48.

Note: 'Affordable housing' has a statutory definition under the NSW Environmental Planning and Assessment Act 1979 (NSW) of "housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument".

13 Site Facilities, Waste and Parking

Objectives

- O1** The location of site facilities affecting the site layout are addressed so that they do not compromise urban design and landscaping and to ensure there are adequate site facilities for business operation and viability
- O2** Achieves the DCP desired in future in Part 5 character objectives for the site of a vibrant mixed-use precinct that maximises patron's use of communal commercial space such as that next to the town square in **Figure 3**- Indicative Site layout and in retained historic buildings.
- O3** Provide additional traffic management controls addressing site specific conditions.

Controls

- C20** Any development must comply with MDCP 2011 Part 2.21- Site facilities and Waste Management and in addition must demonstrate the following:
 - (i) Demonstrate sufficient site facilities with a site facilities floor layout provision of adequate basement vehicular loading bays, delivery and servicing areas for businesses.
 - (ii) Service corridors for transfer of goods by business operators and their customers, with adequate widths, service lifts from basement car parking levels to designated ground level pathways to business floor space.

- (iii) Locations of ground level fire hydrants and their clearance zones as well as substation locations to minimise adverse impacts on the urban design and appearance of the site
 - (iv) All waste storage and collection shall occur in basement areas only.
- C21** Any development must comply with MDCP 2011 Part 2.10 Parking and Part 2.5 Equity of Access and Mobility and in addition must demonstrate the following:
- (i) Ingress and egress from the site shall be in a forward direction
 - (ii) Basement ramps must be within the built form, exposed basement ramps are not permitted.
- C22** All car parking is to be contained underground in basements.
- C23** Subject to clause 12.4 vehicular access to the site shall:
- minimise the impact of additional vehicular movements in surrounding residential streets including Edith street, in particular heavy vehicles
 - maximise retail and commercial vehicle movements to and from Mary Street
 - provide ease of ingress/egress for vehicles to and from Mary Street
 - minimise potential pedestrian and vehicular conflicts
 - identify physical works to the surrounding road network to accommodate the proposed development
- C24** Service areas and loading docks for all land uses (such as deliveries, waste and recycling collection) which require access by heavy vehicles are to be directly accessed from Mary Street only.
- C25** Lifts to/from basement and entry/access points are to be separate for residential/non-residential uses
- C26** Car parking areas are to be designed and constructed so that electric vehicle charging points can be installed at a later time.
- C27** Retain separate parking areas for residential and non residential uses on site. Appropriate security measures are to be taken on site for residential parking areas.
- C28** On-Site Car Share Facilities shall be provided as follows:
- Residential development – a minimum of one (1) car share space per 50 residential units.
- Office, business or retail premises – a minimum of one (1) car share space per 50 car spaces provided. Car share spaces are to be conveniently located and appropriately sign posted.
- Written evidence, in the form of a letter of commitment, from an established car share operator must be provided with the development application demonstrating the operator’s intentions and method of management of the space(s).
- C29** A traffic engineer’s report is to be submitted with the development application. It must explain how:
- (i) The internal site design will accommodate all residential and non -residential traffic movements.



- (ii) The traffic circulation design will operate taking into consideration impacts from increased traffic that are likely to result from WestConnex the one way Mary Street.
- (iii) The entry and exit points will function.
- (iv) The basement car park layout will easily facilitate all vehicular movements including those of large vehicles.
- (v) The Edith Street road reserve will be affected and how the design will ensure that there are no additional traffic movements along the narrow parts of Edith Street to the east and on Roberts Street.
- (vi) The development's urban design is to use this information to ensure that the streetscape infrastructure improvements for Edith Street identified in Part 12 are achieved without compromise.

C30 A site management plan shall be submitted with development application addressing the following:

- (i) Hours of operation and provision of a site facilities room, which shall be an adequate size to cater for necessary site maintenance and storage requirements.
- (ii) Maintenance of the site's publicly accessible open space areas and access to business visitor car parking areas.
- (v) Upkeep of landscaped areas and plantings.
- (vi) Maintenance of site facilities required for business operations.

14 Edith Street and Mary Street public domain

Objectives

- O1** To ensure the impacts of new development affecting the adjacent public domain within Council's road reserve are addressed with appropriate improvements.
- O2** Achieves the site's character objectives in Part 5 for having a new use which is compatible with and improves the surrounding public domain environment.

Controls

- C31** The development application must address the impacts on Council's public road reserve resulting from construction stages on the site and from the future operation of the development as follows:
 - (i) Provide a road maintenance plan for the construction phase that includes maintaining access to the driveways of existing houses in Edith Street.
 - (ii) Make provision for repairs of any damage to Edith Street and Mary Street that results from construction.
 - (iii) Provide designs for streetscape improvements to Edith Street including high quality tree lined public verges wide enough to cater for pedestrian movements and driveway access to existing houses.
 - (iv) Details for street trees are to include adequate tree pit dimensions and consideration of soil volumes. Refer to Marrickville Street Tree Master Plan Part 6 for specifications and details.
 - (v) Provide designs to ensure there is no additional traffic on the narrow parts of Edith Street to the south of the site.

- (vi) Provide designs for a continuous footpath along the Mary Street adjacent to the site taking into consideration existing driveway access to businesses within those buildings that are to be retained.
- (vii) The Alexander Canal Flood Study has identified flooding at a trapped low point in Edith Street. The design of the development shall provide for a formalised overland flow path through the site from Edith Street through to Robert Street and then onto Mary Street.

15 Signage

Objectives

- O1** To provide signage that promotes wayfinding and identifies the presence of key land uses, such as the town square plaza, pedestrian links, businesses and apartments.
- O2** To ensure signs do not create a road safety risk, hazard or confusion.
- O3** To promote high quality signs which contribute positively to the building appearance and streetscape.
- O4** To protect the amenity of residents, tenants, pedestrians and visitors.
- O5** To minimise visual impacts to the surrounding areas.

Controls

- C32** Signage shall be compatible with the architecture, finishes and materials of the building and streetscape.
- C33** Signage shall be designed to avoid confusion with directional and traffic signs.
- C34** A co-ordinated presentation of signs is required where there are multiple occupancies or uses within a single building.
- C35** Signs are not permitted on public footpaths unless associated with a bus stop shelter or kiosk.
- C36** Tower building facades shall be free from signage from the top of the podium to the rooftop.
- C37** Signage is not permitted side walls abutting residential properties.
- C38** Signage is not to contain reflective materials and finishes.
- C39** Illuminated signs must not impact residential amenity.



16 Public Art Strategy

Objectives

- O1** To encourage public art within the Precinct and guarantee funding.
- O2** To promote cultural activity, improve public domain appearance and define the Precinct.
- O3** To encourage collaborations between artists, Council and the local community.
- O4** To foster community connection to place.

Controls

- C40** A minimum of 0.1% of the overall development value should be provided for the development of public art.
- C41** All public art shall be relevant to the local character, be of a scale appropriate to the public realm, and be specific to time and place.
- C42** Development applications are to include a Public Art Strategy that describes how proposed public art has been selected to suit the historic, environmental and social contexts of the Precinct and the surrounding area and contributes to a unique 'sense of place'.
- C43** Public art must be located in publicly accessible places such as street frontages, the plaza and external facing walls. Alternatively, monetary contributions may be made to Council's public art programs.
- C44** Consult with Council and community groups in the design and execution of public artworks. The use of public artists is encouraged.

17 Environmental Management

Objectives

- O1** To ensure that the new development applies the principles of ecologically sustainable development.
- O2** To reduce environmental impacts of the development.
- O3** To encourage improved environmental performance through the use of industry recognised building rating tools.
- O4** To promote the use of renewable energy sources and materials to reduce the use of resources, and the generation of pollution and waste resulting from development activity.
- O5** To reduce the cause and impact of the urban heat island effect.
- O6** To implement sustainable urban water management.
- O7** To improve the diversity and abundance of locally indigenous flora and fauna species across the Inner West. enhance habitat and contribute to the network of wildlife corridors throughout the Inner West.

Controls

(ESD)

- C45** The development is encouraged to use an environmental rating tool, such as Green Star, 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.
- C46** 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.
- C47** The development must increase urban green cover on the site through tree planting, mass planted garden beds, WSUD, and green roofs and walls.
- C48** The development must enhance urban biodiversity by increasing habitat for local flora and fauna.
- C49** Where practical 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.
- C50** Where office premises with a net lettable area of 1,000m² or more are proposed, documentation is to be submitted confirming that the building will be capable of
- supporting a Base Building National Australian Built Environment Rating System (NABERS) Energy Commitment Agreement of 5.5 stars with the NSW Office of Environment and Heritage. Such an agreement is to be entered into prior to any construction certificate being issued for the approved development.
- C51** 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.
- C52** 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.
- C53** All lighting within the public domain should be energy-efficient, such as LED lighting. (Water Sensitive Urban Design)
- C54** 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.



- C55** 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.
- C56** Design the site to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.
- C57** Bioswales and rain gardens are to be incorporated into public open space and footpath design.
- C58** Where filtration and bio-retention devices are proposed, they are to be designed to capture and provide temporary storage for stormwater.

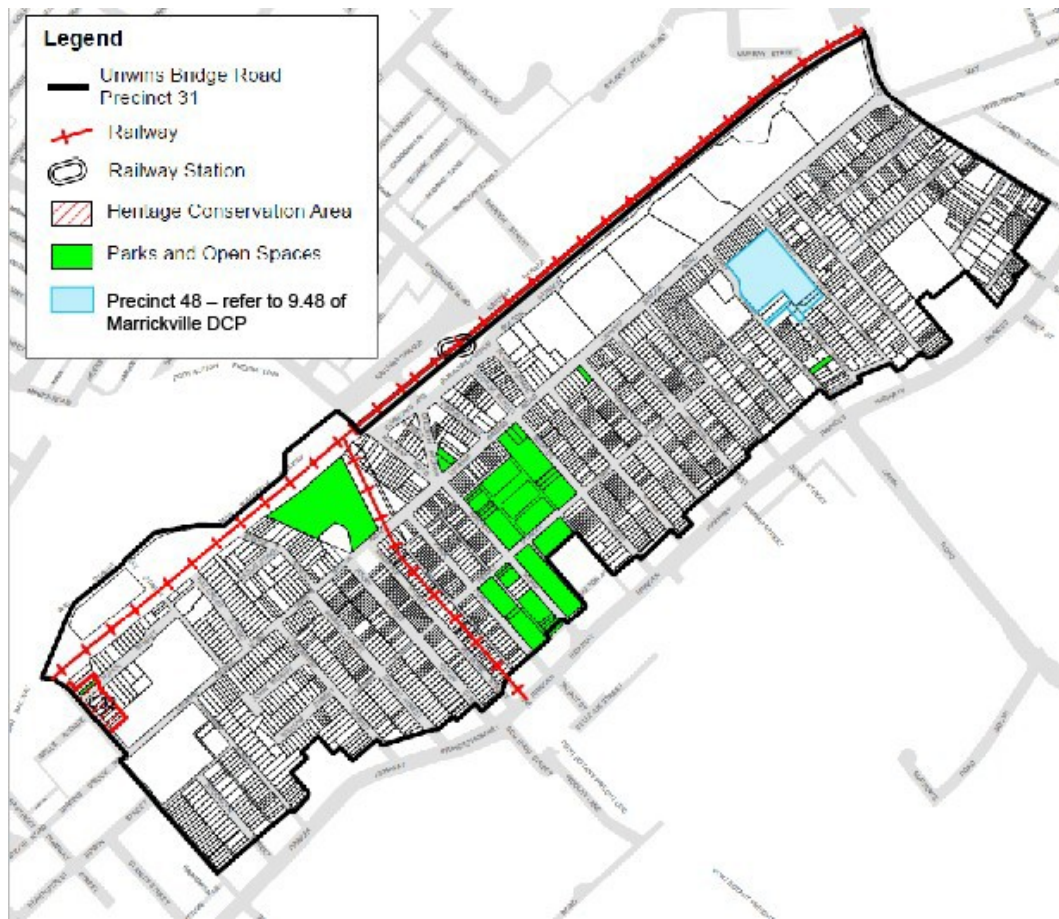
(Water Re-use, Recycling and Harvesting)

- C59** 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.
- C60** Rainwater tanks should be installed where there are roof forms from which rainwater can be feasibly collected and plumbed to appropriate end uses.

(Biodiversity)

- C61** Opportunities to link to, extend or enhance existing or potential biodiversity corridors should be realised in the new development.
- C62** A mix of locally indigenous tree, shrub, grass and groundcover species should be incorporated into the planting palette. Where this is not practical, use Australian native plants.

Amendment to Precinct 31 – 9.31 Unwins Bridge Road (Precinct 31)



This map shows how Precinct 48 will be separate from the rest of Precinct 31.