

# Recommended Urban Design Principles for the Development Control Plan

## Street network and design

### *Objectives*

- a. To strengthen the landscape character and quality of the Precincts through street tree planting.
- b. To encourage improvements to the amenity of the Princes Highway Corridor through better landscaping and improved facilities for pedestrians and cyclists.
- c. To provide for improved and safer street crossings for pedestrians throughout the precincts
- d. To enhance connections to adjacent areas outside the Precinct, including Cooks Cove.
- e. To create an attractive and comfortable streetscape for pedestrians and cyclists that comprises consistent and high quality paving, street furniture, street tree plantings, bike stands and bike racks.

### *Controls*

1. The street network is to be generally consistent with Figure 4.
2. New streets are to be generally consistent with the typical street sections provided in the Arncliffe and Banksia Urban Design Report (Architectus, 2016).
3. Significant individual trees in streets or on sites are to be retained and protected where possible and appropriate.
4. Streets and public spaces are to be defined with trees of appropriate scale and species and designed with reference to relevant Council guidelines.
5. Intersection and crossing design is to favour pedestrian convenience and safety.
6. Footpaths are to be provided as per street sections provided in the Arncliffe and Banksia Urban Design Report (Architectus, 2016).. Pavement width is to allow for comfortable walking, unimpeded by obstacles. The placement of trees, street furniture and signage is to provide for amenity without causing clutter.
7. New streets are to have shared services pits to reduce maintenance costs and reduce conflict with street plantings.
8. Street furniture and lighting is to be provided with reference to the Council's relevant guidelines.

## Through site links

### *Objectives*

- a. To enhance connectivity through the precinct for pedestrians and cyclists as sites redevelop.
- b. To ensure the safety of pedestrians and cyclists

### *Controls*

1. Through site links are publicly available connections through sites, but not on land dedicated to Council for a public purpose.
2. The through site links are to be maintained by the land owner.
3. Through site pedestrian links should be provided in generally the locations shown on the Structure Plan provided in the Arncliffe and Banksia Urban Design Report (Architectus, 2016).

4. Where a through site link is identified within a block of properties any planning proposal or development application within that block should investigate the potential to provide a through site link.
5. Where a through site link is provided on site, Council may consider to remove this area from the FSR calculation.
6. Pedestrian through site links can be provided in a number of ways, including arcades and open links between buildings. To ensure that pedestrian mobility and amenity can be effectively coordinated and integrated, it is appropriate that proponents liaise with Council prior to proceeding with detailed site planning and design.
7. Open pedestrian links between buildings must have a minimum width of 4.5m and demonstrate compliance with CPTED principles<sup>1</sup>

## **Open space network**

### *Objectives*

- a. To provide a range of quality public spaces to support residents, works and visitors including parks, and plazas for recreation and community gatherings
- b. To improve the amenity, facilities and usage of existing parks and public spaces

### *Controls*

1. Provision of new open space is to be in accordance with the Movement and Open Space Plan provided in the Arncliffe and Banksia Urban Design Report (Architectus, 2016).
2. New cycle links identified in the Movement and Open Space Plan are to be delivered in accordance with best practice standards. Provision of end of trip facilities are to be encouraged in developments close to Banksia and Arncliffe Stations.
3. Solar Access to Public Open Space -The configuration of buildings and structures must ensure that no part of any publically or privately accessible: public domain, open space, plaza or park shall receive less than 3 hours of continuous direct sunlight due to the shadows created and caused by the buildings and structures.

## **Wooroona Reserve Upgrade**

### *Objectives*

- a. Wooroona Reserve provides a town square for the neighbourhood, accommodating areas for gathering, seating, children's play and relaxation.
- b. Expansion and upgrading of the existing reserve should occur as the surrounding area is developed.

### *Controls*

1. New developments around Wooroona Reserve are to:
  - a) Ensure that they consider and address requirements for solar access and amenity to public open space.
  - b) Incorporate active ground floor frontages to address the park.
  - c) Provide passive surveillance over the park by incorporating CPTED principles when designing new buildings.
  - d) Provide a 2m setback from The Arcade to allow for new tree planting, new seating, and lighting

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<sup>1</sup> [http://www.police.nsw.gov.au/community\\_issues/crime\\_prevention/safer\\_by\\_design](http://www.police.nsw.gov.au/community_issues/crime_prevention/safer_by_design)

- e) Maintain Butterworth Lane as a pedestrian only through site link.
- f) Retain feature trees with additional landmark trees.

## **Land and Housing Site, Eden Street**

### *Objectives*

- a. To provide opportunities for provision of public open space as part of the sites redevelopment.

### *Controls*

1. Any redevelopment of the site is to include a new consolidated public park space (up to 4,000m<sup>2</sup>) that will deliver the following amenity:
  - a) The new park is to be centrally located to maximise solar access with a minimum of 3 hours of direct sunlight between 9am and 3pm in mid-winter across the whole park.
  - b) Pathway connections through the park connecting the Princes Highway to Eden Street and Arncliffe Station.
  - c) Generous landscape garden interface to the Princes Highway with existing trees, additional tree planting and garden zones. New gardens and planting beds areas including for storm water treatment gardens.
  - d) Areas for passive and active recreation activities.
2. New buildings on the site must comply with the following controls:
  - a) Buildings are to be designed to ensure that the entire area of the centrally located open space receives a minimum of 3 hours of direct sunlight between 9am and 3pm in mid-winter
  - b) To promote slender buildings, towers exceeding 8 storeys should have maximum floor plates of 800m<sup>2</sup> gross floor area

## **Allen Street Development Site** (comprising Lot A DP 101124, Lot 35 DP 739309, Lot 3 DP 13475)

### *Objectives*

- a. To provide opportunities for provision of public open space as part of the sites redevelopment.

### *Controls*

1. Any redevelopment of the site shall include a new public park, and demonstrate compliance with the following controls:
  - a) The new park is to be located in the area bounded by Allen Street, Arncliffe Street and the SWSOOS.
  - b) The new park must demonstrate compliance with the 4.1.3 Water Management.
  - c) The area of the park to be determined after extensive flood analysis.
  - d) Pathway connections should allow for efficient access through the site. This should include access to through the park connecting Allen Street to the SWSOOS.
  - e) Generous landscape garden interface to the new building to the south west with new tree planting.
  - f) Areas for passive and active recreation activities are to be provided.
2. New buildings on the site must demonstrate compliance with the following controls:
  - a) A 10m wide pedestrian link is to be provided through the site to link with the Bonni Doon Channel

- b) Buildings are to be designed to ensure that the whole of the open space receives a minimum of 3 hours of direct sunlight between 9am and 3pm in mid-winter
- c) To promote slender buildings, towers exceeding 8 storeys should have a maximum floor plates of 800m<sup>2</sup> gross floor area.

## **Active frontages and Active Frontage - showrooms**

### *Objectives*

- a. To encourage active street frontages in suitable locations
- b. To provide for active street frontages to promote activity on the street and public domain
- c. To enhance public security and passive surveillance, and improve the amenity to the public domain by encouraging pedestrian activity

### *Controls*

1. This clause applies to land identified as having an active frontage or an active frontage – showroom on the structure plan provided in the Arncliffe and Banksia Urban Design Report (Architectus, 2016).
2. A building has an 'active frontage' if all premises on the ground floor of a building facing the street or other public domain are used for the purposes of business premises or retail premises, and present to the street or public domain.
3. A building has an 'active street frontage – showroom' if the ground floor of the building faces the Princes Highway and is used for a business or retail premises with a showroom component.
4. Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that the building will have an active street frontage after its erection or change of use.
5. Despite subclause (3), an active street frontage is not required for any part of a building that is used for any of the following:
  - a) entrances and lobbies (including as part of mixed use development),
  - b) access for fire services, and/or
  - c) vehicle access.

## **Building Set Backs**

### *Objectives*

- a. To ensure the development creates a positive streetscape and achieves a high quality architectural design that promotes commercial, retail and business activity

### *Controls*

1. New development within the Banksia and Arncliffe Precincts is to provide ground floor building setbacks in accordance with the Built Form Plan provided in the Arncliffe and Banksia Urban Design Report (Architectus, 2016).
2. New buildings should be built to the street alignment within the locations shown on the Built Form plan.
3. Buildings should be set back 6m along the Princes Highway. The setbacks should include significant tree planting, landscaping and a secondary footpath located closer to the shop fronts and away from the traffic.

Note 3: 5m landscaped setbacks are to consist of 3m landscaping and 2m private courtyards. The landscape zone should include large and medium size tree planting.