

9 Special projects

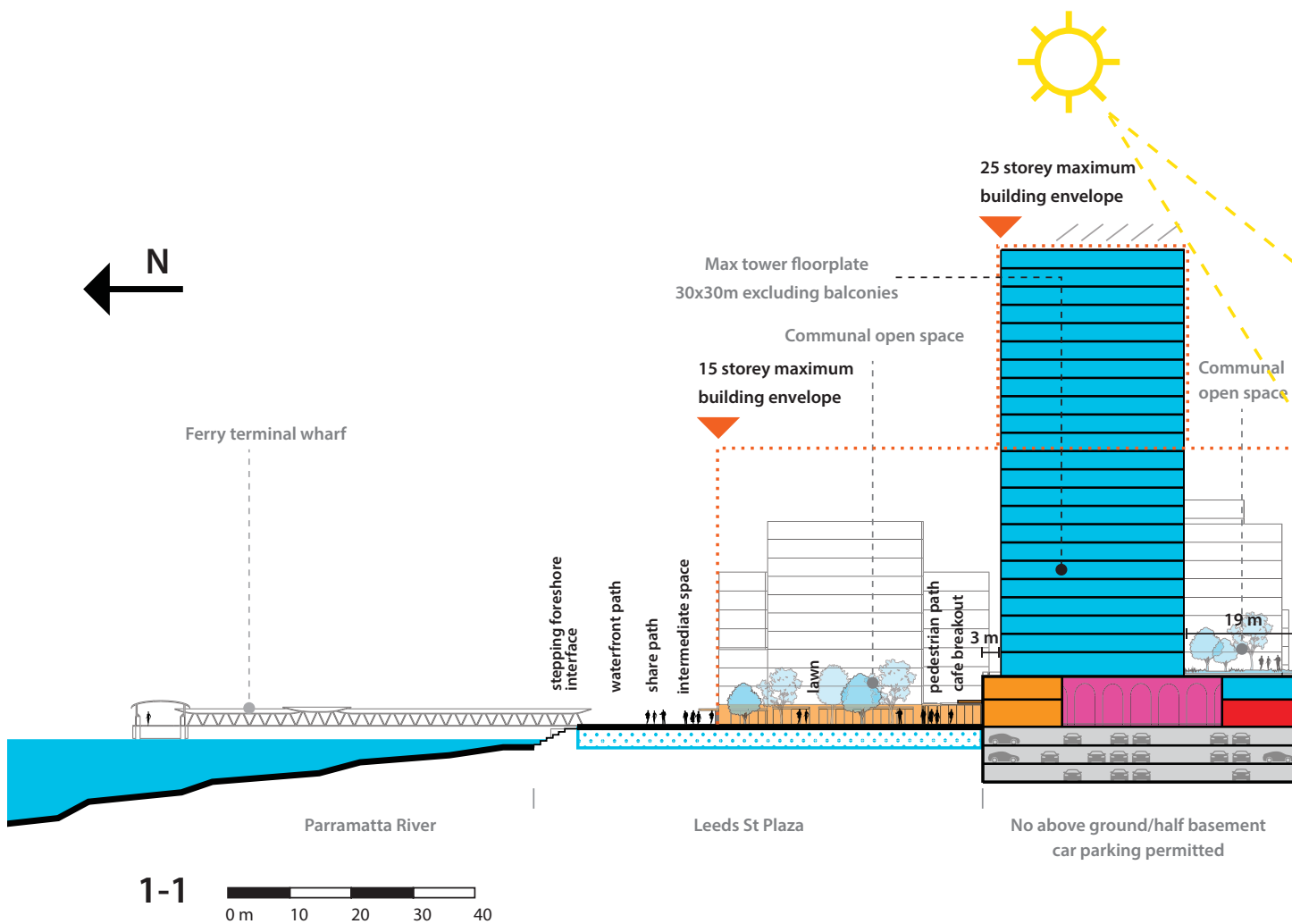
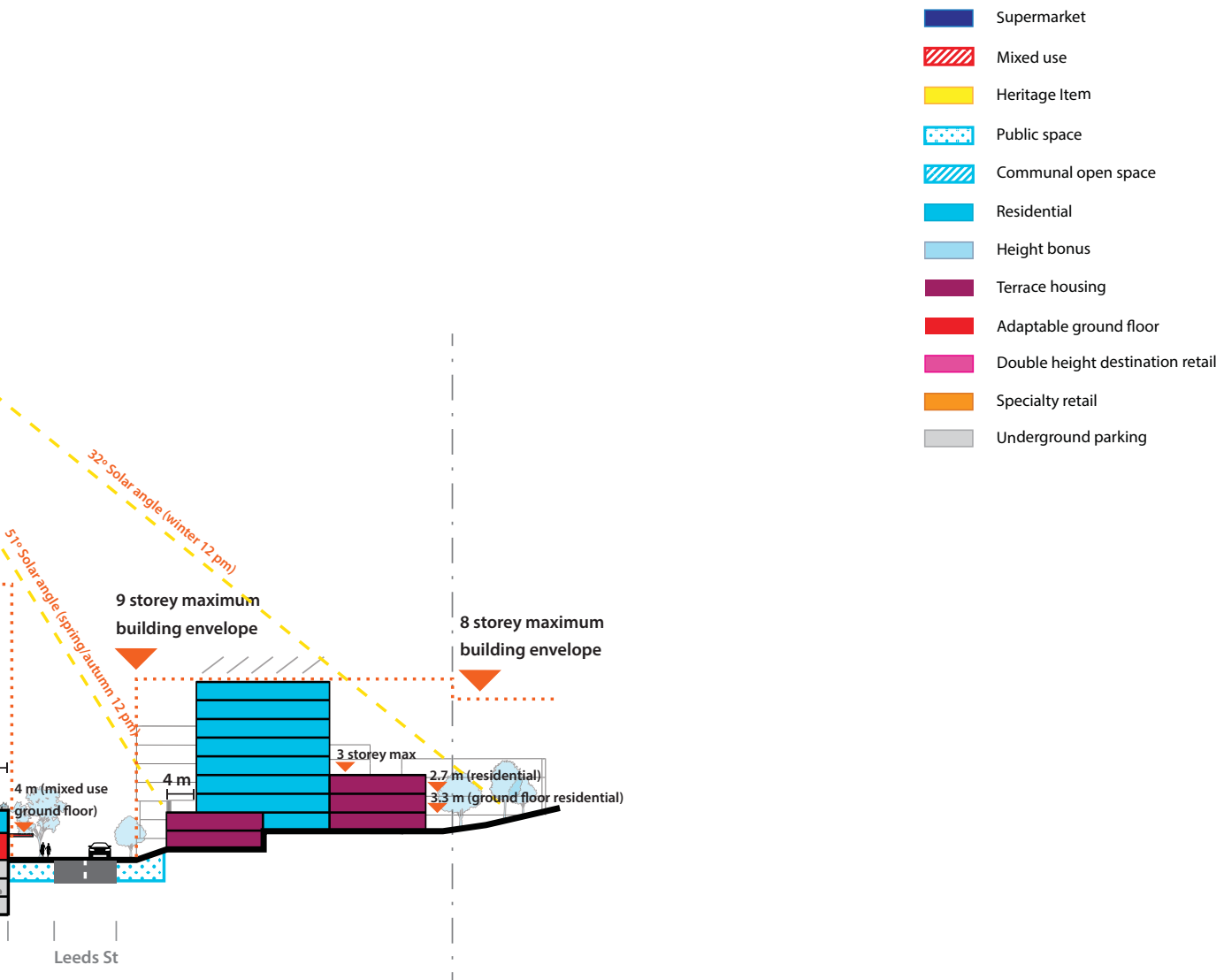


Figure 29 Section 1-1



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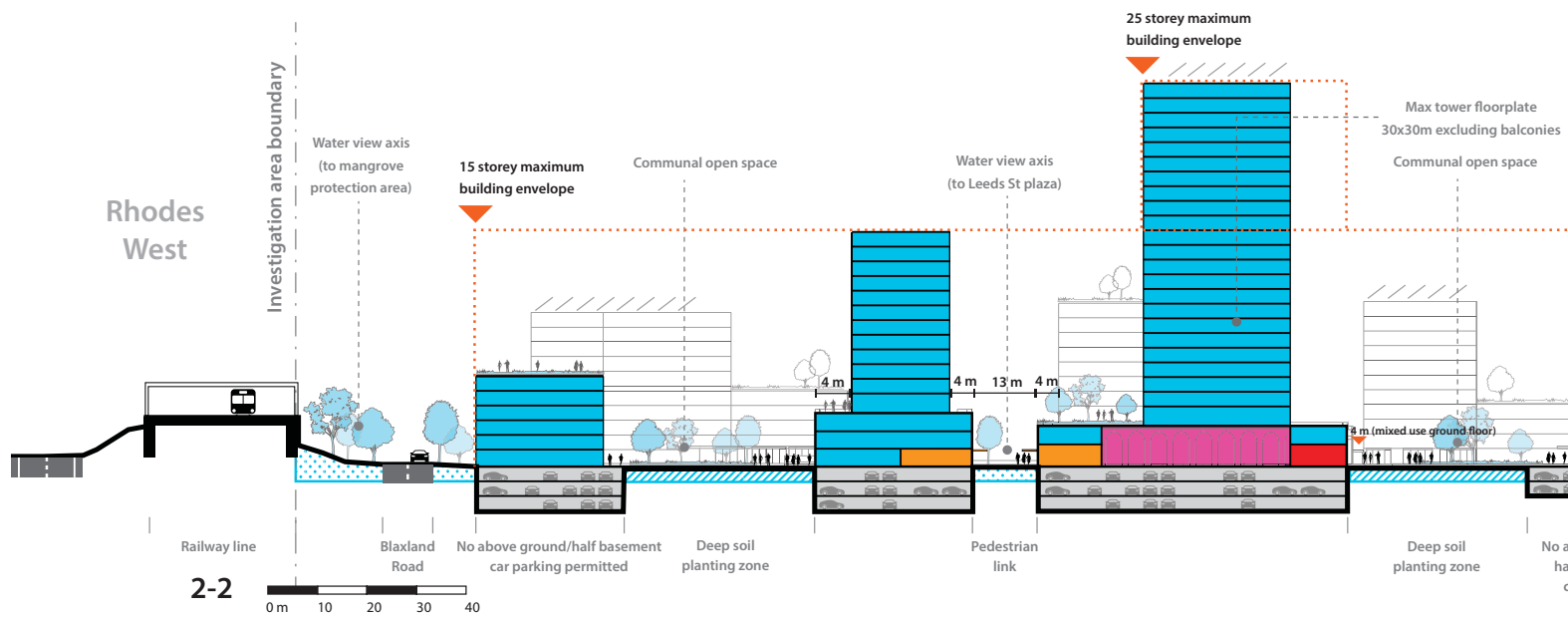
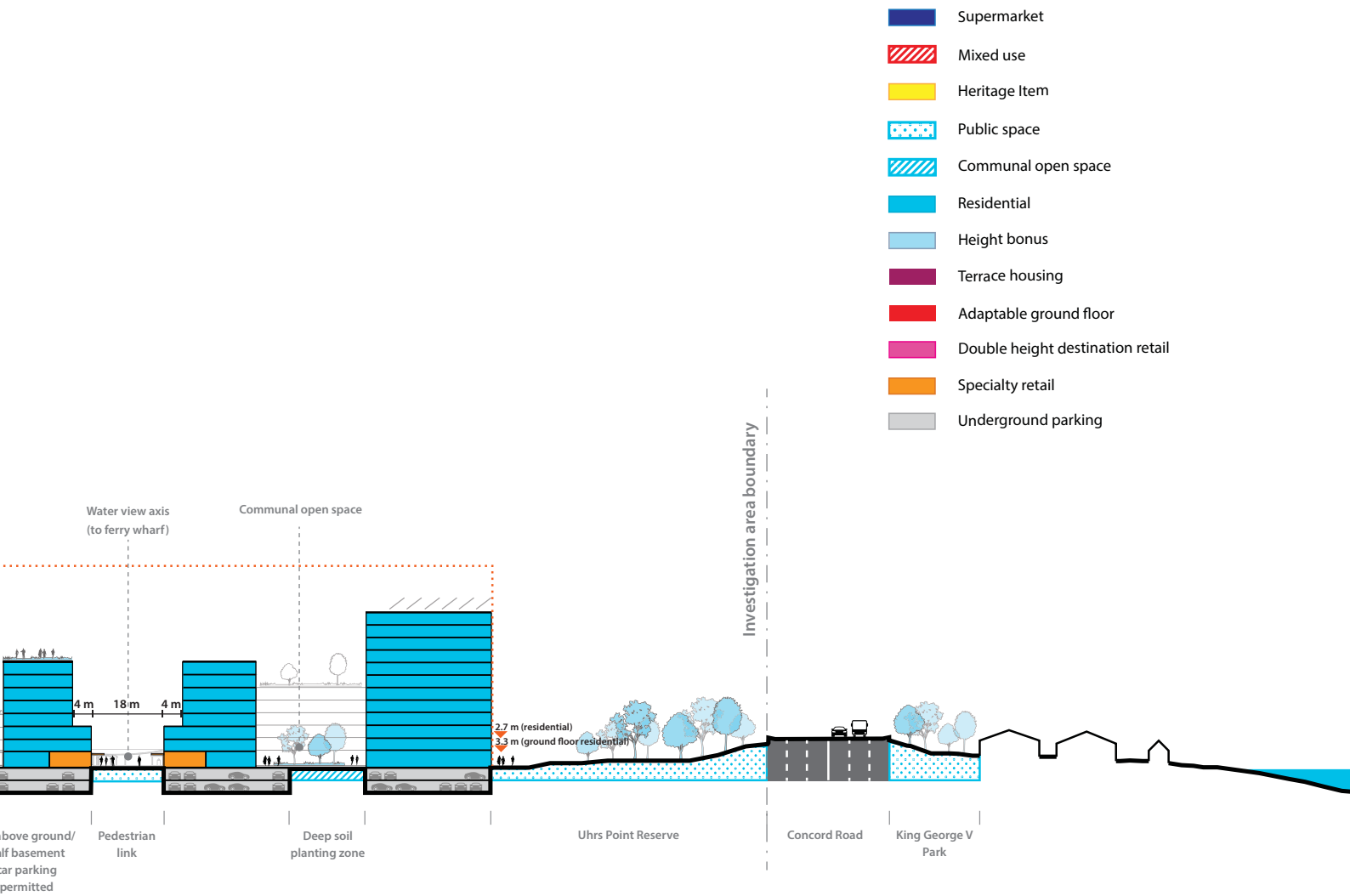


Figure 30 Section 2-2



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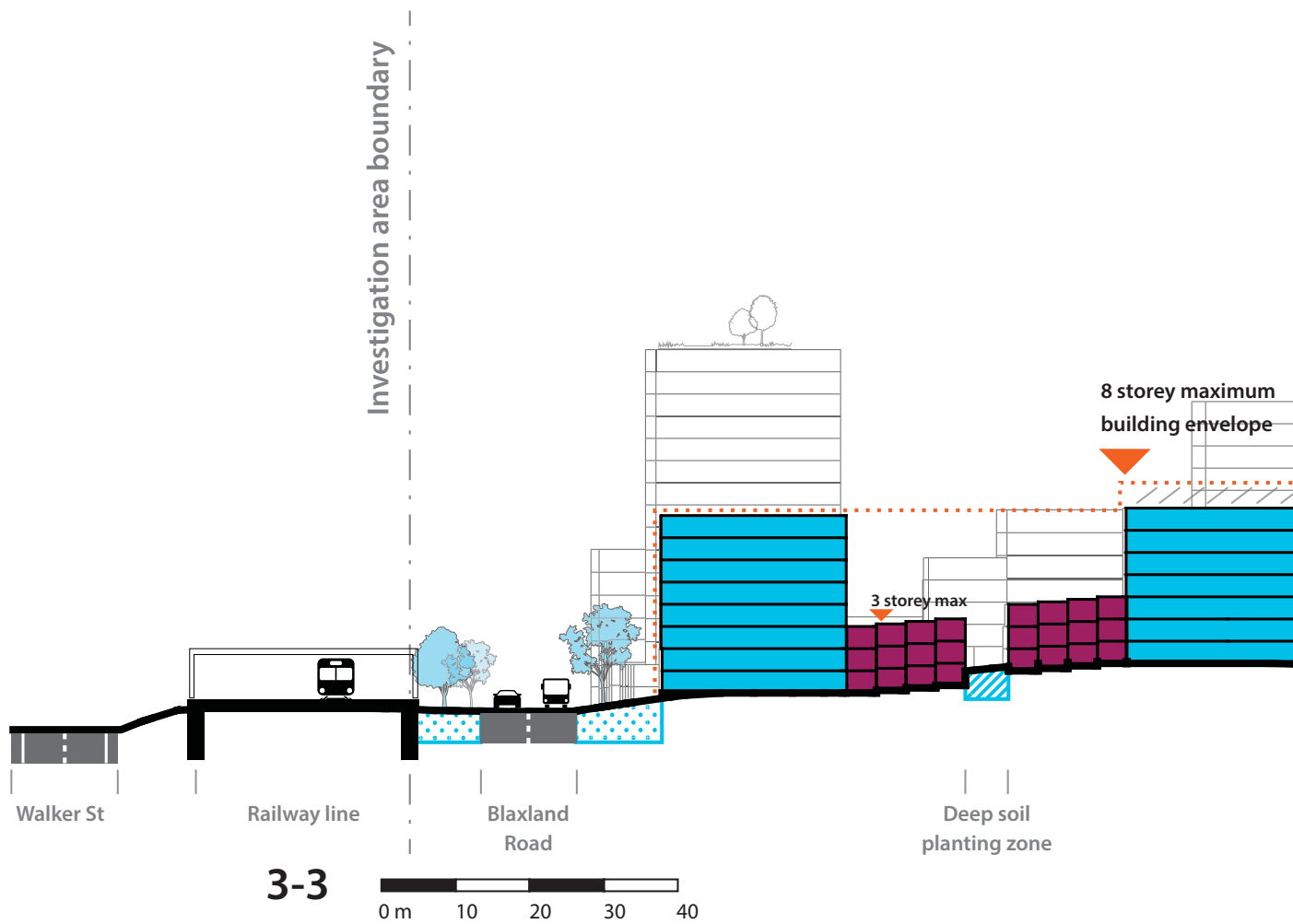
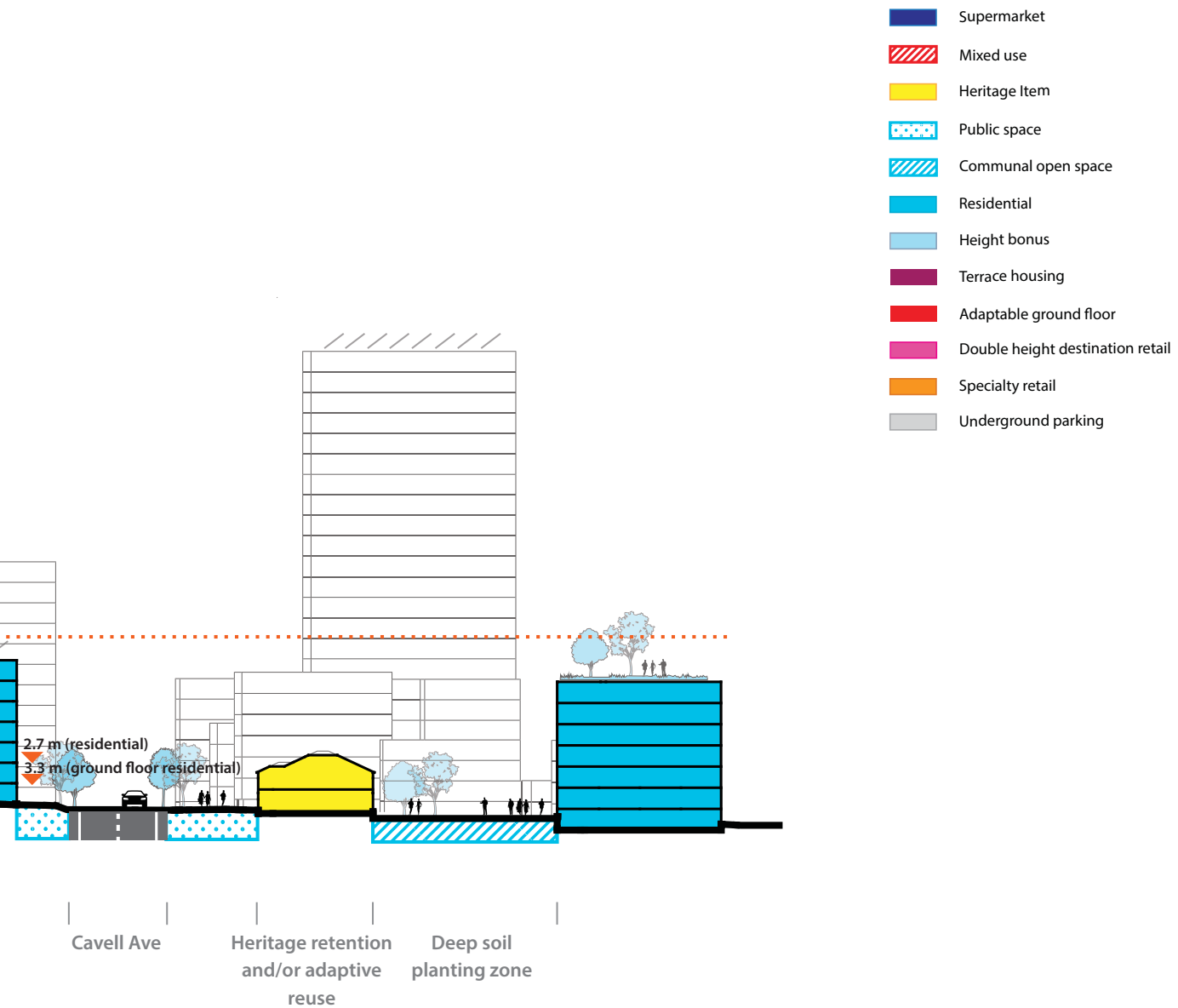


Figure 31 Section 3-3



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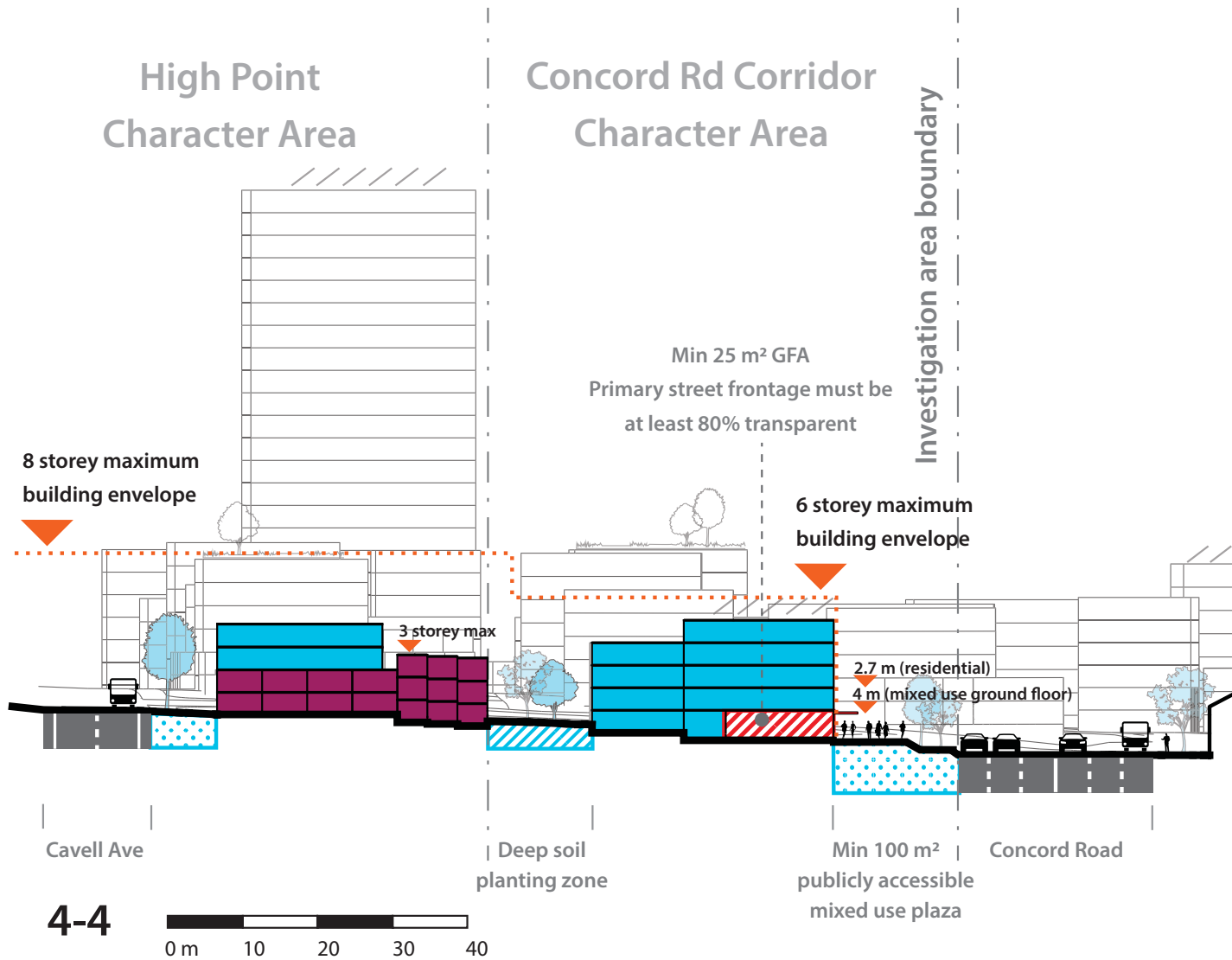
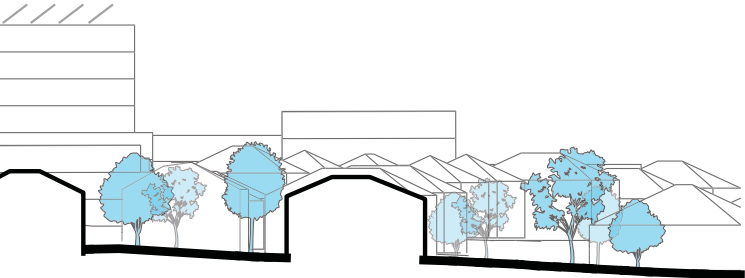


Figure 32 Section 4-4

- Supermarket
- Mixed use
- Heritage Item
- Public space
- Communal open space
- Residential
- Height bonus
- Terrace housing
- Adaptable ground floor
- Double height destination retail
- Specialty retail
- Underground parking



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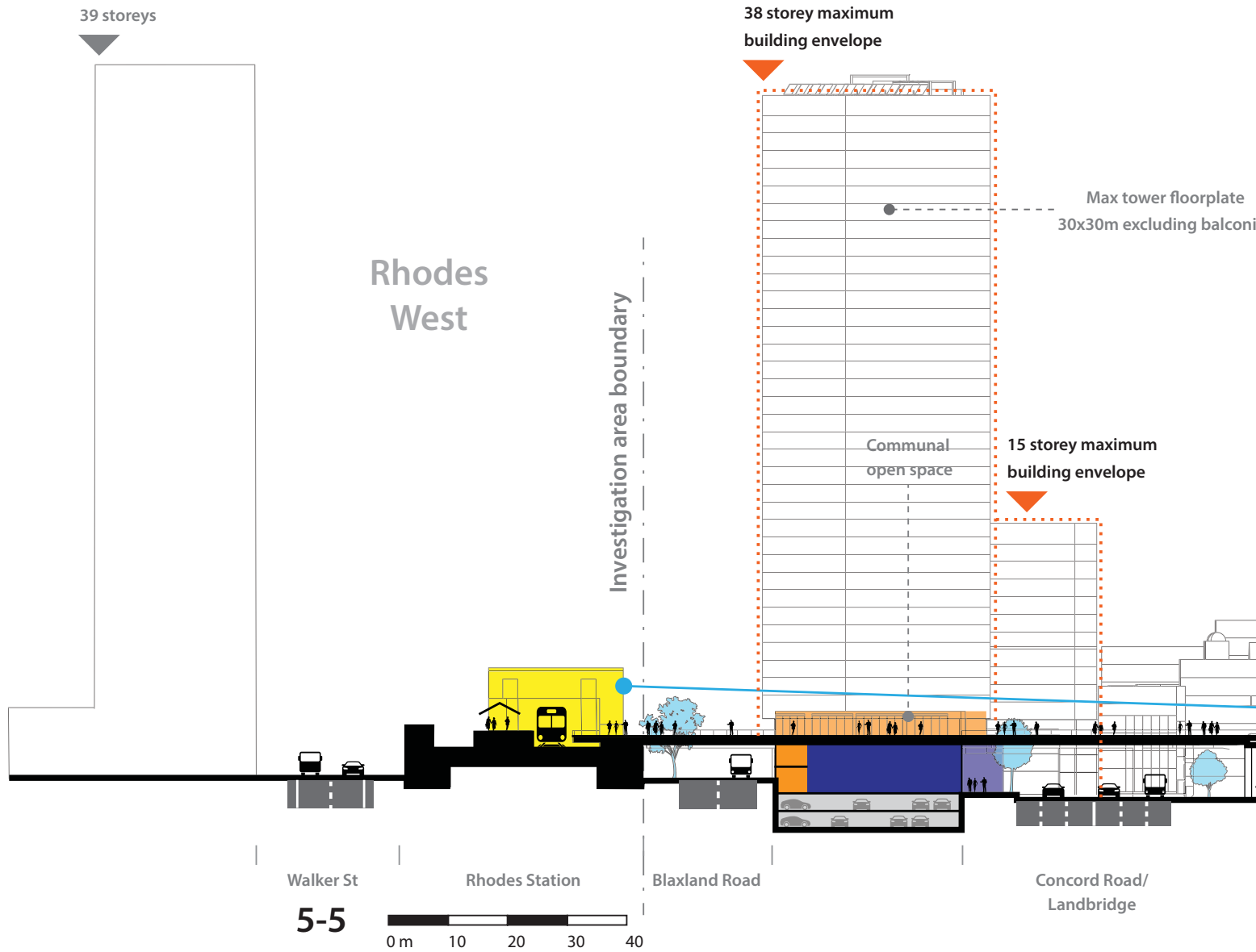
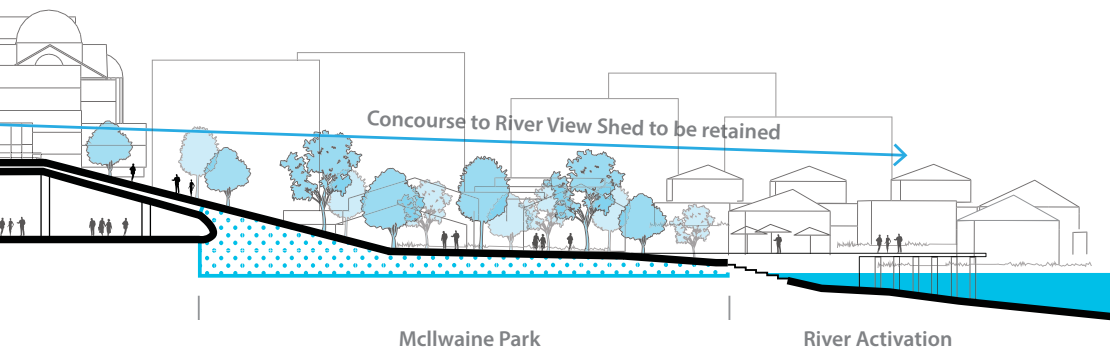


Figure 33 Section 5-5

- Supermarket
- Mixed use
- Heritage Item
- Public space
- Communal open space
- Residential
- Height bonus
- Terrace housing
- Adaptable ground floor
- Double height destination retail
- Specialty retail
- Underground parking



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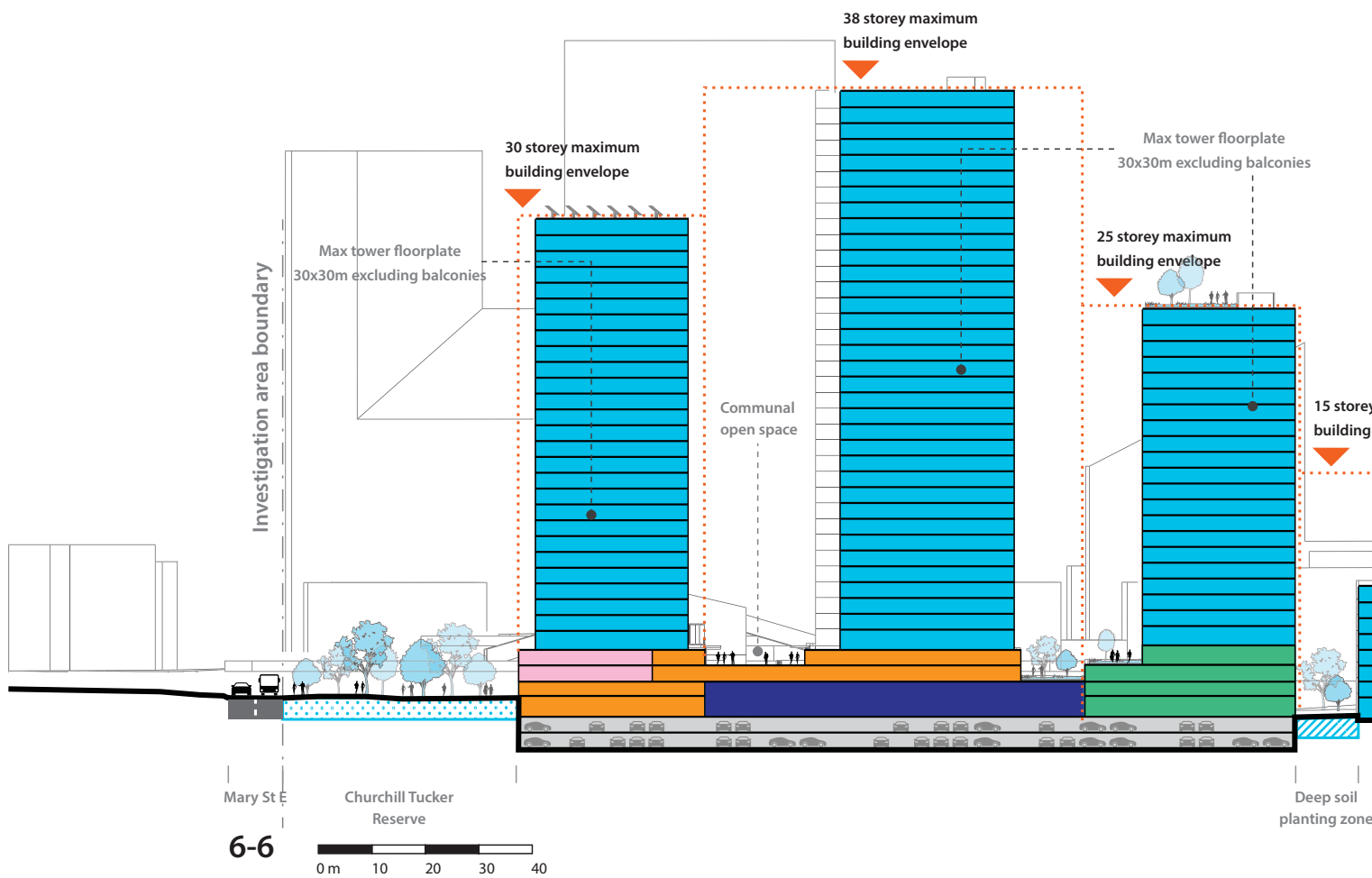
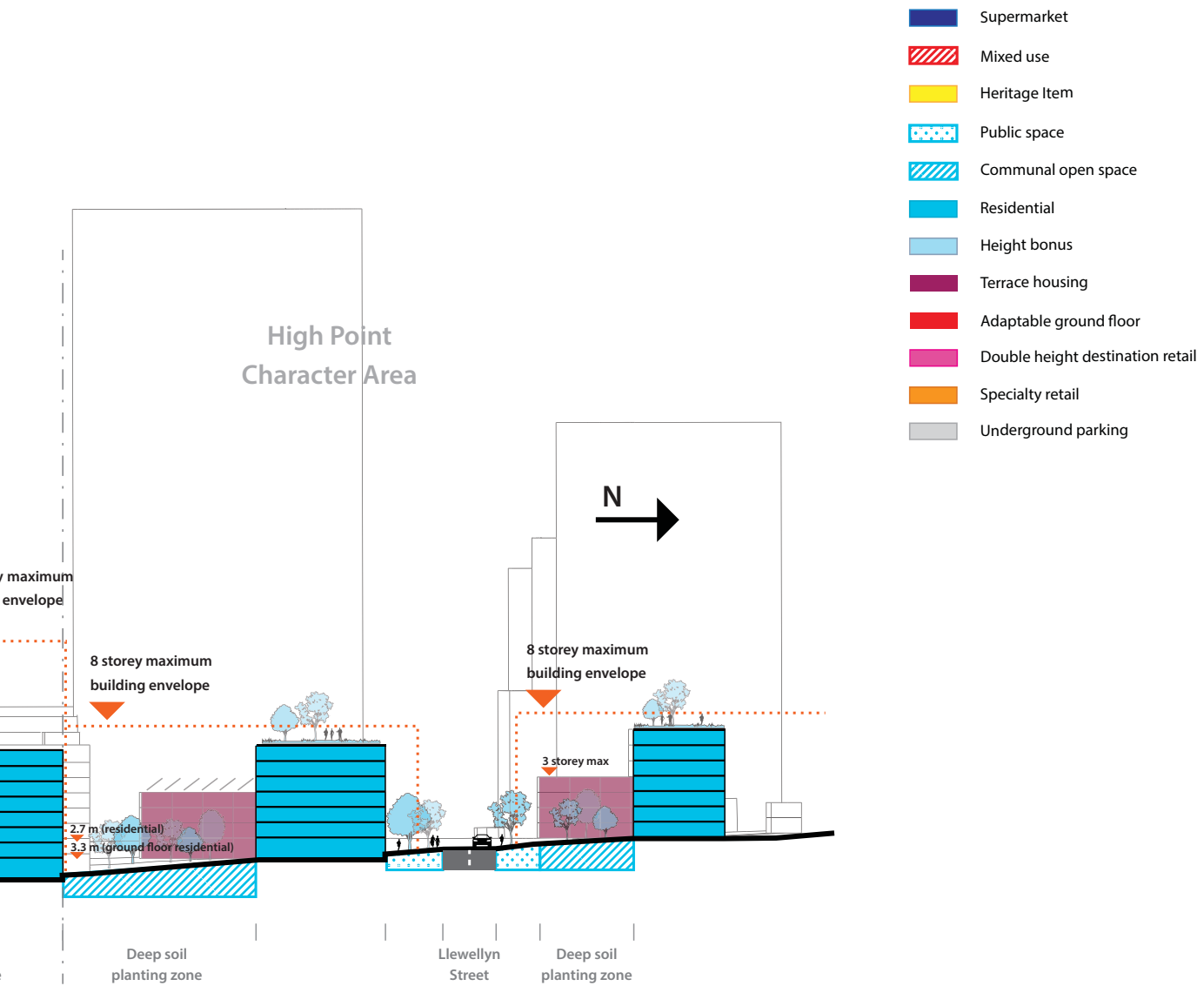


Figure 34 Section 6-6



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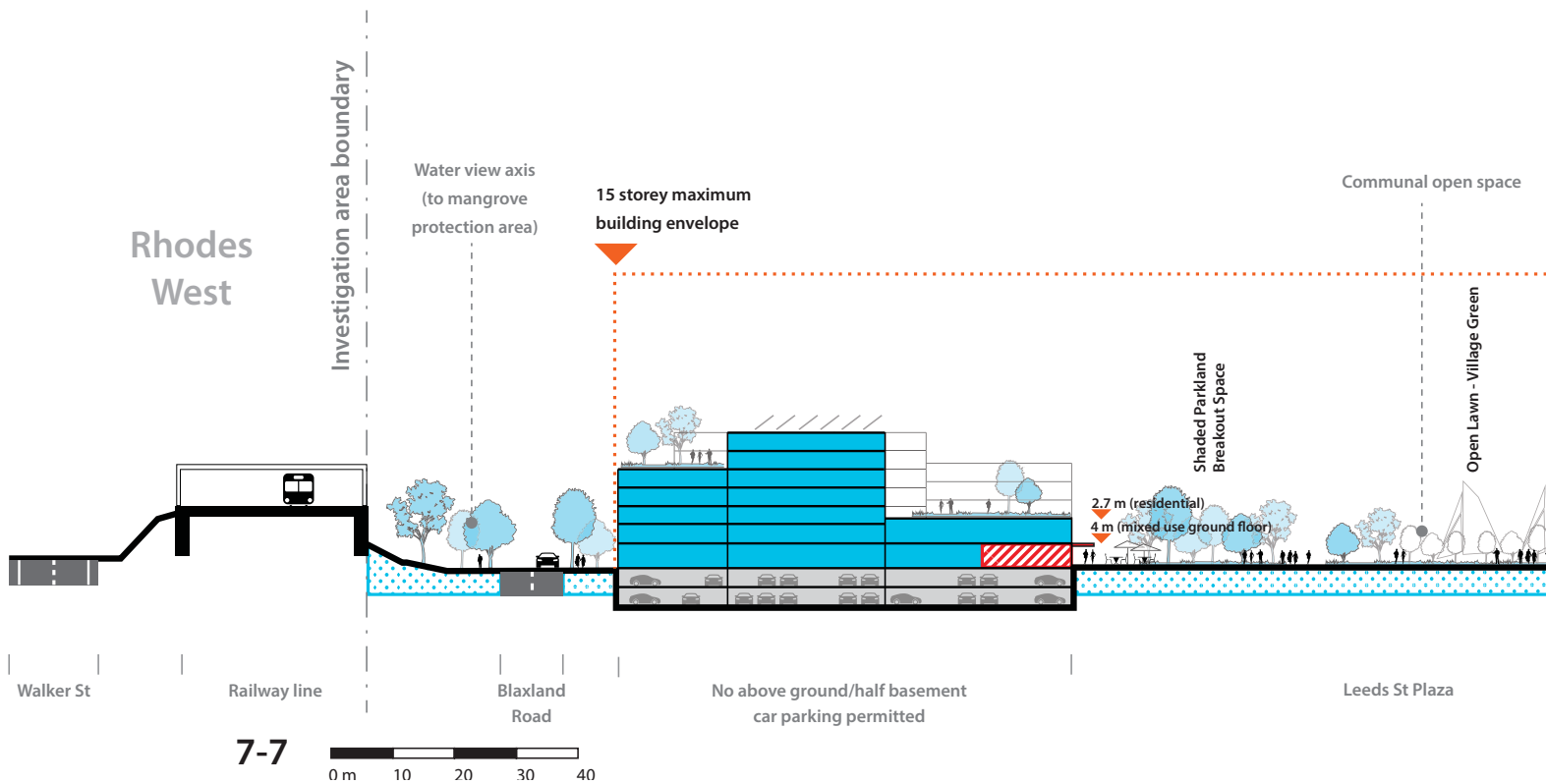
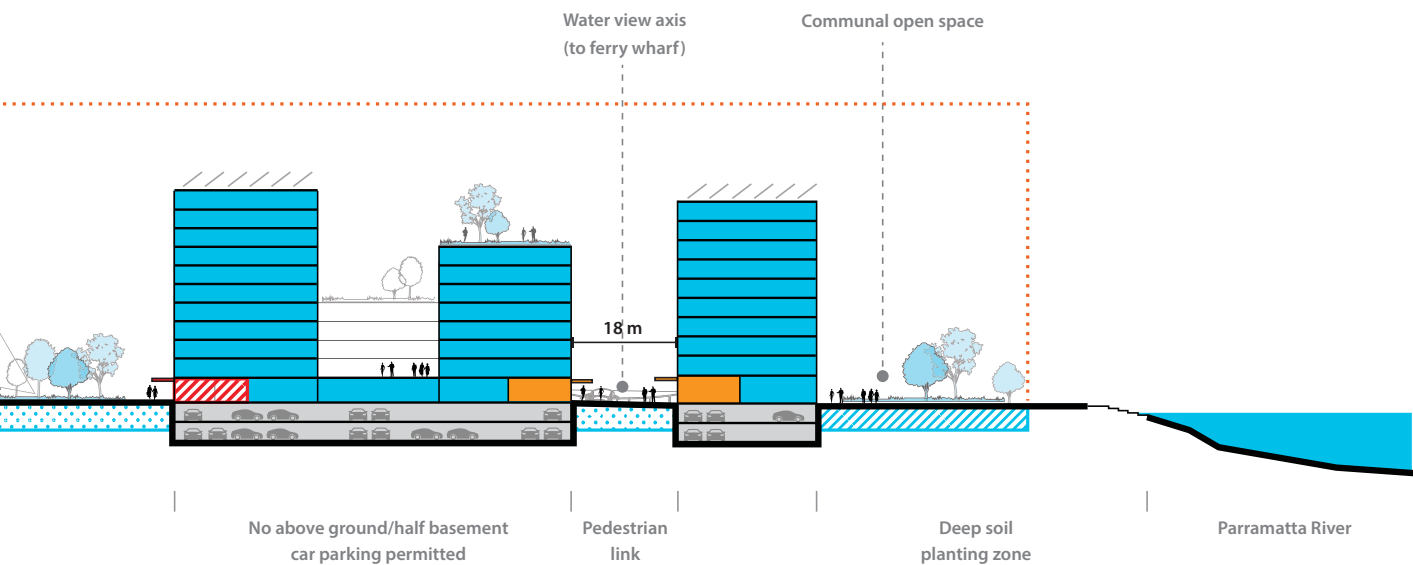


Figure 35 Section 7-7

- Supermarket
- Mixed use
- Heritage Item
- Public space
- Communal open space
- Residential
- Height bonus
- Terrace housing
- Adaptable ground floor
- Double height destination retail
- Specialty retail
- Underground parking



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9.3 Concord Road Corridor

Adaptable Ground Floor

Increased intersection, frontage and lot density all contribute to creating resilient urban places where non-residential uses at the street level of buildings can develop organically over time as a place and market demand matures. A portion of every development should be formally designated with adaptable ground floors that can be converted from residential or podium parking to retail or commercial uses, providing flexibility and resilience as redevelopment progressively occurs and market demands change.

Concord Road is the ideal location for adaptable ground floors due to the existing mixed use character and the opportunity to leverage off private and public transit movement economy along Concord Road which could contribute to the viability of businesses, start-ups and live-works.

Objectives

- a) To facilitate the long term transformation of Concord Road to multi-modal transit boulevard.
- b) To plan and construct ground floor developments to a standard that facilitates land use change over time from ground floor residential units or parking spaces to transition to retail and commercial uses as the market demands.
- c) To provide flexible planning provisions to ensure adaptable ground level floor space along Concord Road is available should the market decide retail and commercial uses are preferred.

Controls

- | | |
|-----|--|
| C1. | <p>Development along frontages identified as 'Adaptable' must demonstrate that the ground floor of buildings could be converted from residential or podium parking to retail in the future as market demands. Requirements include:</p> <ul style="list-style-type: none"> • Independent access/ entry to that of the 'living' areas. • No bedrooms along the street frontage on the ground floor. • 3.6m floor to ceiling height (4m ceiling to ceiling) • BCA standard for commercial premises. • Separate toilet facilities. |
|-----|--|

9.4 Mixed use corners

Three small mixed use corners with associated corner plazas have been strategically located along important desire lines within the Rhodes East Precinct.

Objectives

- To create intimate, localized spaces and gathering points for the community reflective of the Character Areas, co-located with small pockets of open space.
- To provide frequent points of interest in between destinations, enabling better way-finding.
- To embed opportunities for non-residential uses such as shops, cafes, start-ups and other small-scale commercial or community uses.

Controls

| | |
|-----|--|
| C1. | Mixed use corners are to be located as identified in Figure 36 . |
| C2. | <p>The open space plaza associated with each mixed use corner must be:</p> <ul style="list-style-type: none"> a minimum of 100m² Be publicly accessible 24 hours a day, 7 days a week. Be designed as an extension to the public domain. Not be privatised through walls, fencing or the like. Allow unobstructed pedestrian access at all times (with the exception of approved events and activities). |
| C3. | A minimum of 25m ² ground floor GFA is to be used for the purpose of mixed, non-residential use addressing the open space/ plaza and be accessible at grade. |
| C4. | Mixed use facades are at least 80% transparent and address the open space. |
| C5. | The mixed use component may occupy the open space in the form of outdoor seating and/ or a raised platform. |
| C6. | <p>Upper level residential:</p> <ul style="list-style-type: none"> must not have blank walls addressing the open space / plaza. must not use the mixed use corner as a residential lobby. |

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Mixed Use Corner A (heritage neighbour):**Controls**

- C7. New development in this location:
- is to be in accordance with **Figure 37**.
 - is to be in accordance with the heritage controls for 35 Cavell Avenue. Refer to *Section 6.7 Heritage items* of this DCP.
 - provides an additional upper level setback of 4 metres for medium rise (5-8 storeys) or 6 metres for high rise building volumes (above 8 storeys).

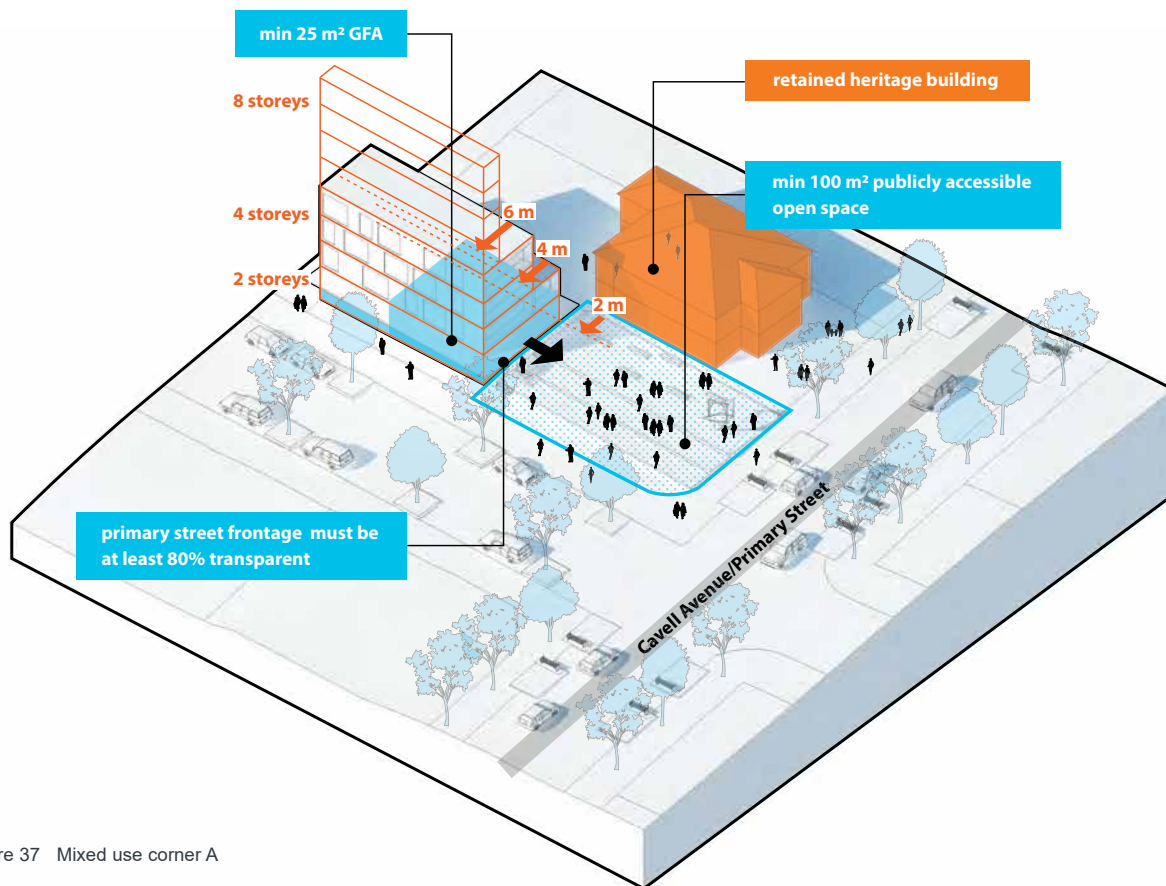


Figure 37 Mixed use corner A

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Mixed Use Corner B (heritage trees):

Controls

C8.

New development in this location:

- is to be in accordance with **Figure 38**.
- is to be in accordance with the remnant tree heritage controls for 4A Cavell Avenue. Refer to *Section 6.7 Heritage items* of this DCP.

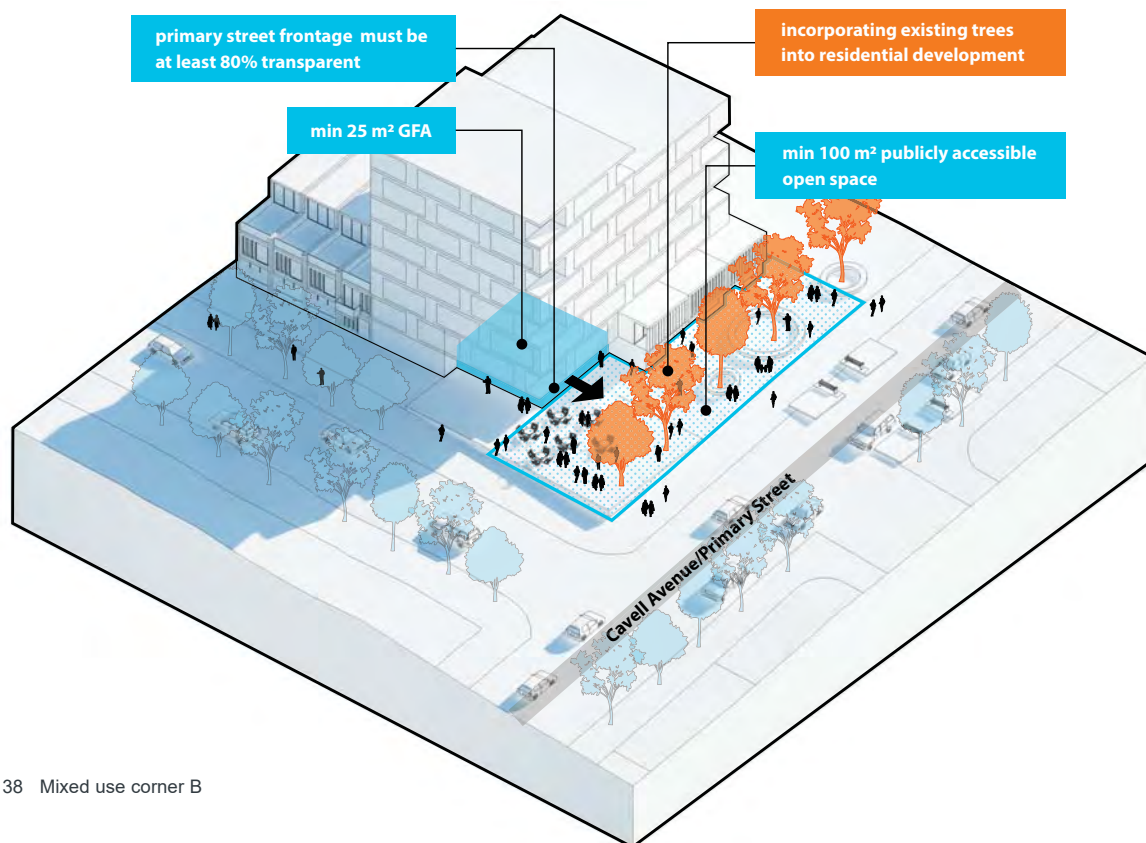


Figure 38 Mixed use corner B

Mixed Use Corner C (Concord Road):**Controls**

C9.

New development in this location:

- should reinforce its function as a key feature along Concord Road.
- is to be in accordance with **Figure 39**.
- is to provide a high degree of building and facade articulation to both street frontages with particular attention given to the view of the corner from the northeast.
- is to provide landscape treatment is encouraged to attenuate noise associated with traffic on Concord Road.

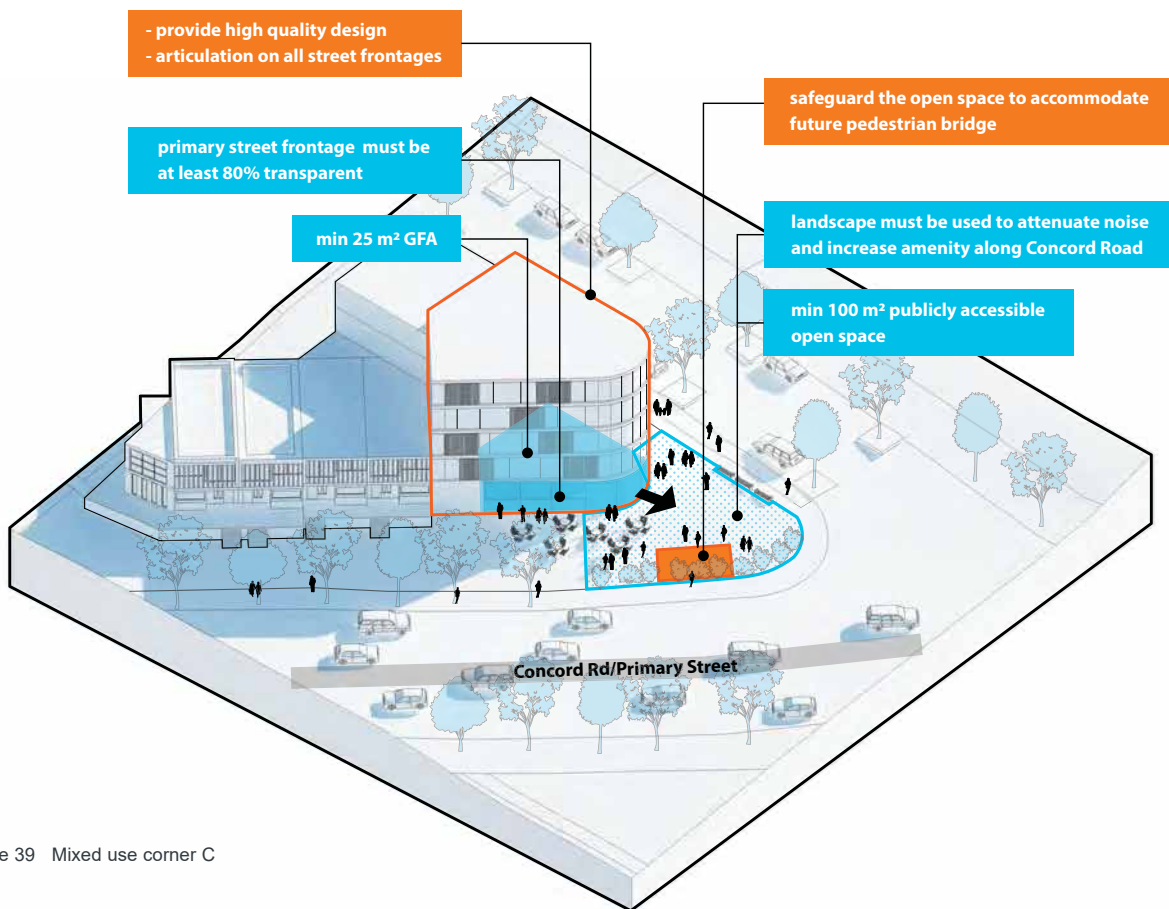


Figure 39 Mixed use corner C

