

5 Site-specific controls

5.1 Introduction

Design controls and objectives have been prepared for each development site to ensure that the urban design and built form objectives and principals of the LEP 2008 and this Development Control Plan are achieved.

Input from Council's Urban Design Consultant has guided the preferred framework for each site with urban design and place-making principles. This input has intended to guide the delivery of high-quality living and working environments that are well-designed to as to set a high standard for Rhodes as a recognisable Specialised Centre in Sydney.

These controls provide certainty to the community, Council and landowners as the to general position of the buildings on each site having regard to street setbacks, maximum building depths, building separation distances, and building heights in metres and storeys, as well as the size and general configuration of public open spaces. The building envelope controls also nominate the preferred location for non-residential uses to activate the public domain.

The design controls have been prepared on the site-wide basis without detailed design of individual buildings and therefore some flexibility in the development control approach is required to be subject to refinement as detailed design proceeds. The building envelopes are not intended to prescribe the exact location of buildings footprints or the final location for vehicle and pedestrian access points.

It should be noted that the building envelope height limit is indicated by the number of storeys and floorspace allocations.

Car parking is generally provided below the buildings and in certain locations extends beyond the building envelope under roads and public open spaces. These arrangements will be subject to detailed discussions at the DA stage for the various buildings and open spaces.

5.2 Building envelopes

Under the CBLEP 2008 maximum height and Floor Space Ratio development standards have been established for all remaining developments lots at Rhodes West. The building envelopes described in this section allow some flexibility on the design of buildings, however the envelopes have been carefully developed in consultation with Council's Urban Design Consultant to ensure that public benefit is not diminished as the design of buildings evolve within them.

The envelopes have been tailored to each site, taking into consideration its particular characteristics and place-making potential. These characteristics are described for each of the remaining sites in each Precinct in terms of the following:

- The relationship of the building to the public domain with street and public open space frontages;
- The desired character of the park and street;
- The optimum development potential; and
- The environmental impact.

Building envelopes describe the minimum building setbacks and separation distances, maximum building depths, minimum dimensions of public spaces around buildings and maximum numbers of storeys.

The Urban Design Framework Plan defines the physical outcome for the remaining development sites, whilst encouraging architectural innovation within the building envelopes provided. The site-specific building envelope controls should be read in conjunction with the general controls for the private and public domain in **Section 4** of this DCP.

The building envelope controls illustrated in this section allow some latitude for the detailed architectural design of buildings.

The envelopes are not intended to be the maximum, which will be completely filled in. This development control approach is intended to promote highly-articulated buildings with generous balconies, recesses and steps in facades to ameliorate a sense of excessive bulk.

Section 5.7 of this DCP shows the indicative development concept for all development sites combined, based on developments which comply with the development standards of the CBLEP 2008 and the development controls of this DCP.

5.3 The Precincts

The Precincts, defined in the CBLEP 2008 and the remaining development sites have been adopted from the previous planning framework (SREP 29: Rhodes Peninsula) as follows:

- Precinct A – Lot 62
- Precinct B – Site 2A, 3A, 3B, 3C and 3D
- Precinct C – Lot 101 and 102

New development controls are to be prepared for Precinct D by the City of Canada Bay Council following the preparation of a Master Plan for this area of Rhodes West. Until such a time as new development controls have been prepared, applicants are to generally apply the development controls of the former Renewing Rhodes DCP 2000, which have been incorporated into this DCP.

Figure 77 identifies the sites which are subject to site-specific design provisions of this DCP.

For each of the remaining sites, the following components of the urban design framework are provided to illustrate the following controls:

- Building Envelope Plan and Sections
- Minimum building setbacks
- Maximum building depth
- Maximum building height

- Building articulation zone
- Location of public and private open space
- Preferred location for vehicle and pedestrian access

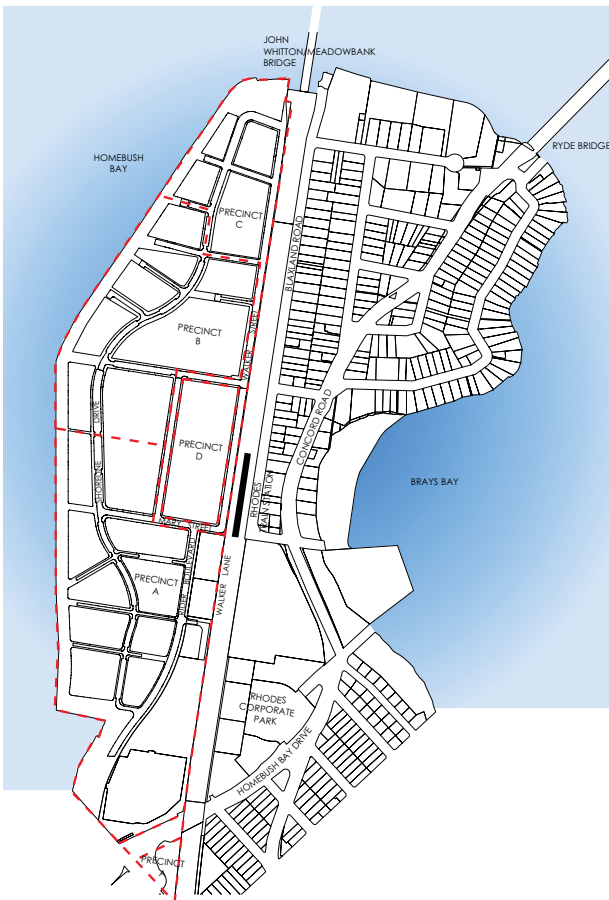


Figure 76. Area of Rhodes West

5.4 Precinct A

5.4.1 Character and place-making principles

Located at the southern end of Rhodes, Precinct A has a mix of retail, commercial and residential uses. Retail uses are contained in the Rhodes Shopping Centre and at the ground floor level of some of the commercial and residential buildings fronting Rider Boulevard. Precinct A is approximately 85% complete with only one site known as Lot 62 remaining.

Lot 62 is bounded by the Northern Railway Line to the east, Mary Street to the north, and Rider Boulevard to the west.

5.4.2 Controls

The key development controls that are illustrated in plan at **Figure 79** and section at **Figure 78** are as follows:

- C1 Maximum building height ranging up to 25 storeys including a 4 storey podium;
- C2 Maximum FSR of 4.5:1 (Refer to CBLEP 2008);
- C3 An area of 1375m² of public open space provided as a town square and located at the northern side of the site;
- C4 Vehicle access located off laneway between commercial building to the south and proposed building on Lot 62;
- C5 Preferred location for non-residential uses at ground floor to activate Rider Boulevard and new public open space;
- C6 Preferred separate entries for residential and non-residential uses;
- C7 The edge building is to be designed to address the town square. The façade of the edge building must be a minimum of three storeys in height and not exceed 4 storeys before setbacks.
- C8 A minimum building setback for the tower building of 5 metres to Rider Boulevard and 5 metres from the podium alignment to the Rhodes Town Square.
- C9 The edge building should incorporate a continuous colonnade along its length and along the Rider Boulevard frontage to accommodate the significant diagonal pedestrian flows traversing the site generated by the railway station.
- C10 Consideration should also be given to incorporating an arcade linking the town square to the footpath cycleway.
- C11 The ground floor of the edge building fronting the town square must have active uses such as retail, cafes and taverns.
- C12 The tower building form and design is to reinforce and not detract from the civic quality of the Town Square. Generally, this is to be achieved by observing a 5 metres minimum setback above the 3-4 storey street wall.
- C13 Vistas into the site from Walker Street and Sevier Avenue must be acknowledged in the overall design of the project and given architectural recognition in the composition of the building façade. The vista from Mary Street and Rider Boulevard into the Town Square also requires consideration.

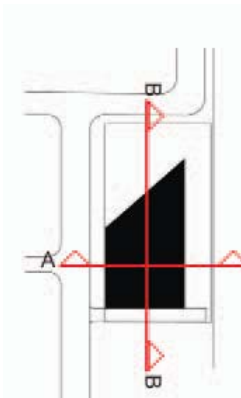
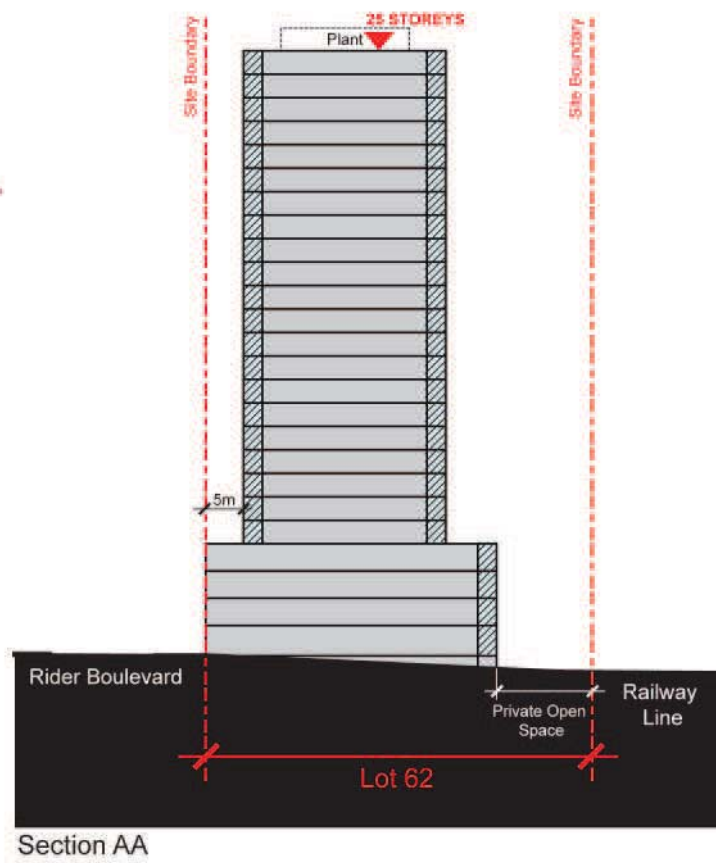
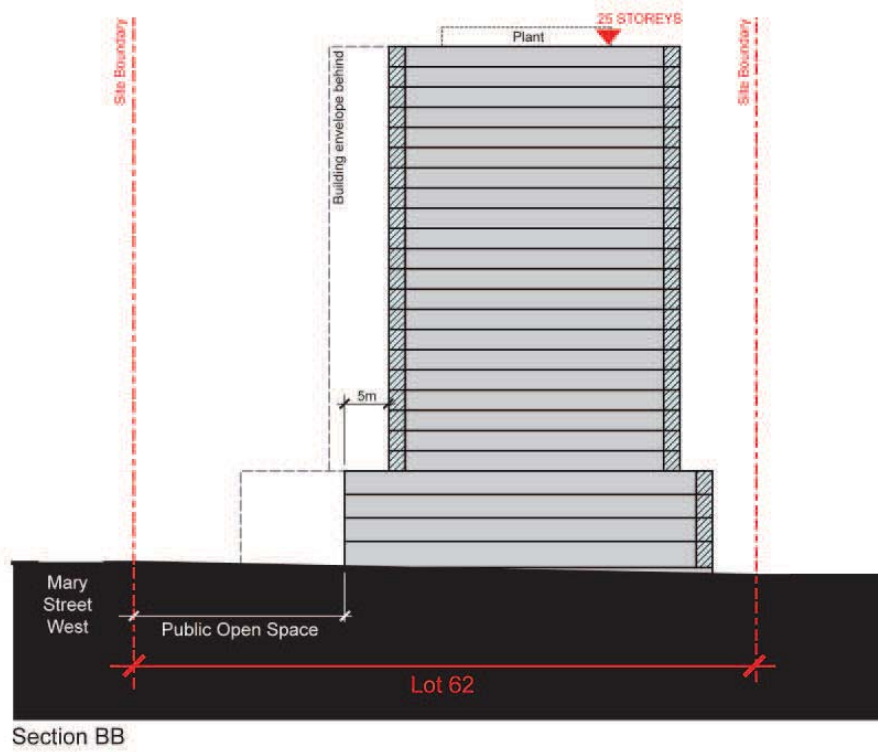


Figure 77. Building envelope sections for Precinct A
Not to scale.

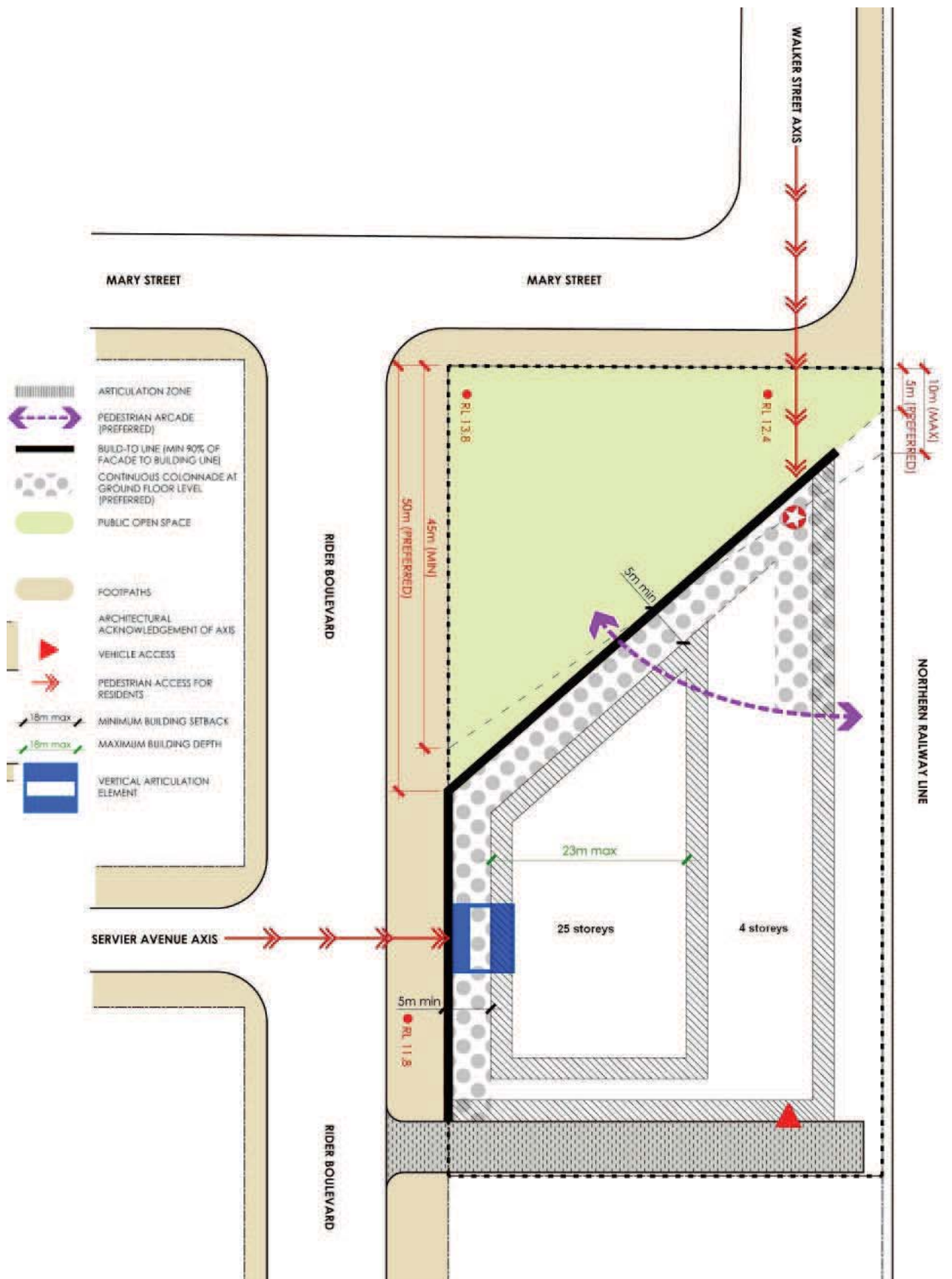


Figure 78. Building envelope plan for Precinct A
Not to scale.

5.5 Precinct B

Precinct B is centrally located within Rhodes West. The Precinct comprises 10.16 hectares. The Precinct is planned as predominantly residential with local non-residential uses such as neighbourhood shops and cafes.

There are five remaining development sites located and surrounding the public domain to be developed following site remediation processes. The remaining development parcels are known as Sites 2A, 3A, 3B, 3C and 3D.

The following sub-sections of these site-specific controls apply to the individual developers' last remaining sites:

- Sites 2A and 3A, Precinct B
- Sites 3B, 3C and 3D, Precinct B

Precinct B comprises a large new local park which straddles these two land ownerships. As such the overall Precinct has been considered as one Precinct Plan as illustrated in **Figure 80**. For the purpose of describing the development controls, the separate land ownerships have been used.

5.5.1 Sites 2A + 3A

Sites 2A and 3A have a frontage to Walker Street of approximately 140 metres. The sites are located between Timbrol Avenue, a no-through road for vehicles and Gauthorpe Street, which provides public access from Walker Street directly to the foreshore and the planned community facilities. With the consolidation of these lots, with the secondary road known as Peake Street, the provision of publicly accessible open space between tower and podium buildings is achieved.

Controls

- C1 Building heights ranging from low-rise buildings of 4-5 storeys which frame the public open space to tower buildings in the north east corner (25 storeys), south east corner (25 storeys) and north west corner (20 storeys);
- C2 A maximum Floor Space Ratio of 2.8:1;
- C3 Car park entry from Timbrol Avenue;
- C4 Combined with Site 3B a minimum of 16,000m² of public open space;
- C5 One level of basement car parking and one level of partially above-ground car parking;
- C6 Above-ground parking screened behind the street front building line to all streets and open spaces;
- C7 Preferred location for non-residential uses fronting Walker Street and the through-site link open space;
- C8 Minimum building setbacks as illustrated in **Figure 80**;
- C9 Separate pedestrian entries and lobbies for residential and non-residential uses;

- C10 The preferred location for non-residential uses including retail and commercial uses is along the Walker Street frontage and fronting onto the diagonal pedestrian plaza from the south-east corner of the site;
- C11 The indicative alignment of non-residential frontages on the northern and southern sides of the pedestrian plaza are indicated on the building envelope plan. To avoid a 'gun-barrel' effect, it is recommended that the alignment is to be staggered with stepping and recesses to provide pedestrian interest;
- C12 Maintain a view corridor along the diagonal alignment of Marquet Street by providing an undercroft space with a minimum height of 15 metres beneath the tower building in the south west corner of the site. Exposed columns are to have a high architectural design quality with a slender form and quality materials integrated into the overall architectural design of the building;
- C13 To enhance the forecourt space at Timbrol Avenue/ Walker Street provide an undercroft space over two levels of the tower building.

5.5.2 Sites 3B, 3C and 3D

Site 3B is located on the eastern side of Shoreline Drive and forms part of the new central local park in Precinct B. This site has long frontages to both Shoreline Drive to the west and Gauthorpe Street to the south. The new park front is to the north of Site 3B. Built form is to be located in the southern part of the site with the contribution to the new park forming the northern part of the site.

Sites 3C and 3D are located on the western side of Shoreline Drive and also have a frontage to the foreshore reserve. These sites are divided by Peake Street, which provides vehicle access to basement parking on both sites.

Controls

The key development controls for each of the three remaining development parcels are summarised below:

Site 3B

- C1 A maximum height of 18 storeys above a single level podium stepping down to 15 storeys above a two level podium fronting Shoreline Drive;
- C2 To break up the bulk and length of the building, provide a recess in the façade of a minimum 4 metres in depth and length in the location where the step in height occurs as illustrated in the building envelope plan and design the building as two-linked buildings;
- C3 Car park entry is to be from Gauthorpe Street;
- C4 Combined with Sites 2A + 3A, provide a minimum of 16,000m² of public open space;

- C5 One level of basement car parking and one level of above-ground car parking;
- C6 Above-ground parking screened behind the street front building line to all streets and open spaces;
- C7 The preferred location for the primary pedestrian entry is from Gauthorpe Street.

Site 3C

- C1 Building height ranging from 4 storeys fronting the foreshore reserve up to 9 storeys fronting Shoreline Drive;
- C2 Maximum floor space ratio of 2.2:1;
- C3 Car park entry from Peake Street;
- C4 Two levels of basement car parking;
- C5 All buildings with an address to a street frontage;
- C6 The design of the building fronting Shoreline Drive is to accentuate the curvilinear alignment of the street through building setbacks, façade articulation, and balcony and balustrade forms.

Site 3D

- C1 Building height ranging from 3 storeys fronting the Foreshore Reserve up to 9 storeys fronting Shoreline Drive;
- C2 A maximum floor space ratio of 2.3:1;
- C3 Car park entry from Peake Street;
- C4 Two levels of basement car parking;
- C5 Preferred location for non-residential uses fronting the community facility lot to the south;
- C6 The building on the southern boundary is to align with the Gauthorpe Street view corridor;
- C7 The building on the northern boundary is to align with the Peake Street view corridor;
- C8 Separate pedestrian entries and lobbies for residential and non-residential uses are required;
- C9 The design of the building fronting Shoreline Drive is to accentuate the curvilinear alignment of Shoreline Drive through building setbacks, façade articulation, and balcony and balustrade forms;
- C10 The central private courtyard is to provide the main pedestrian access to the parallel building fronting the foreshore reserve.

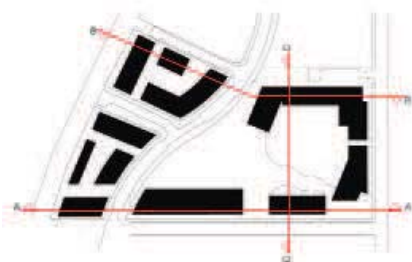
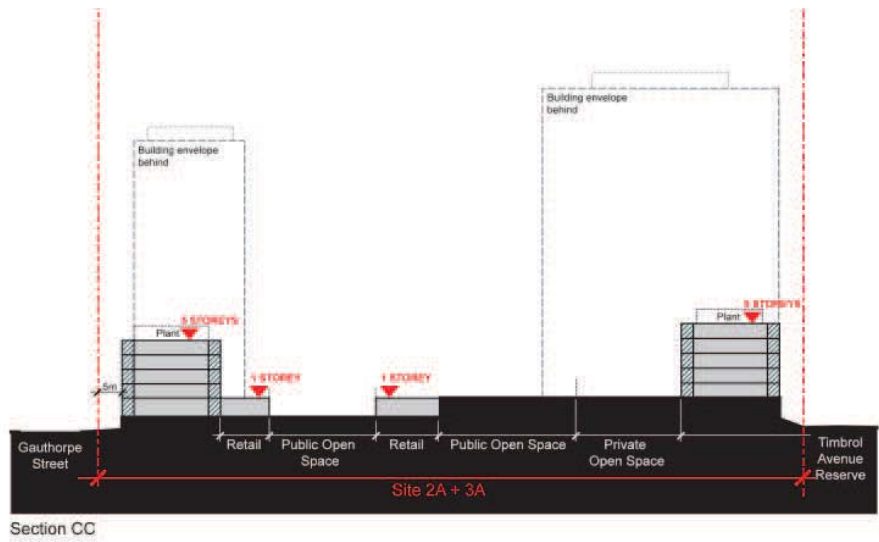
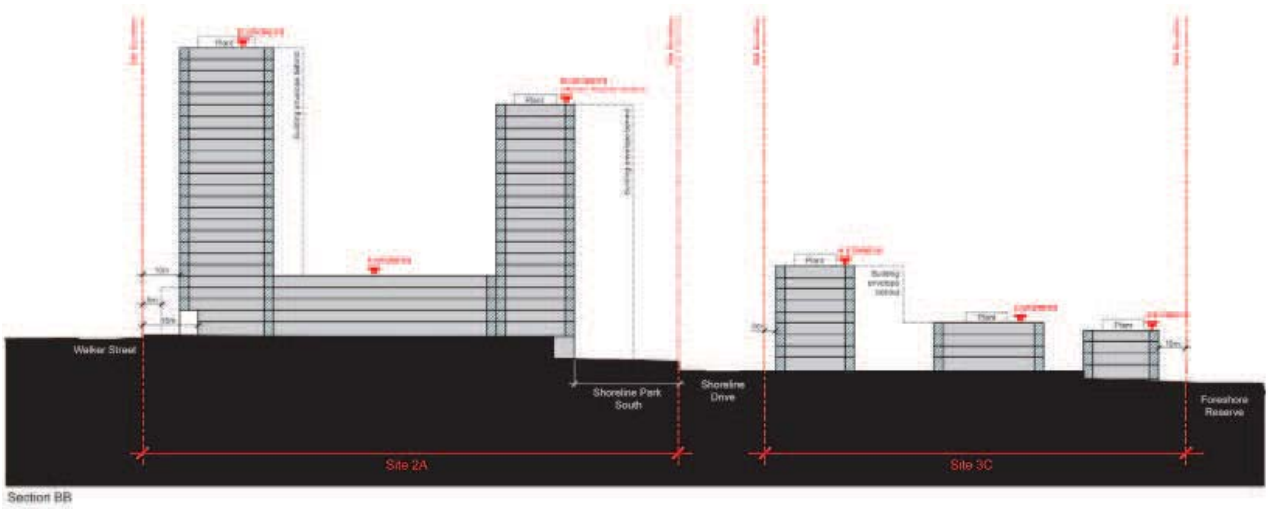
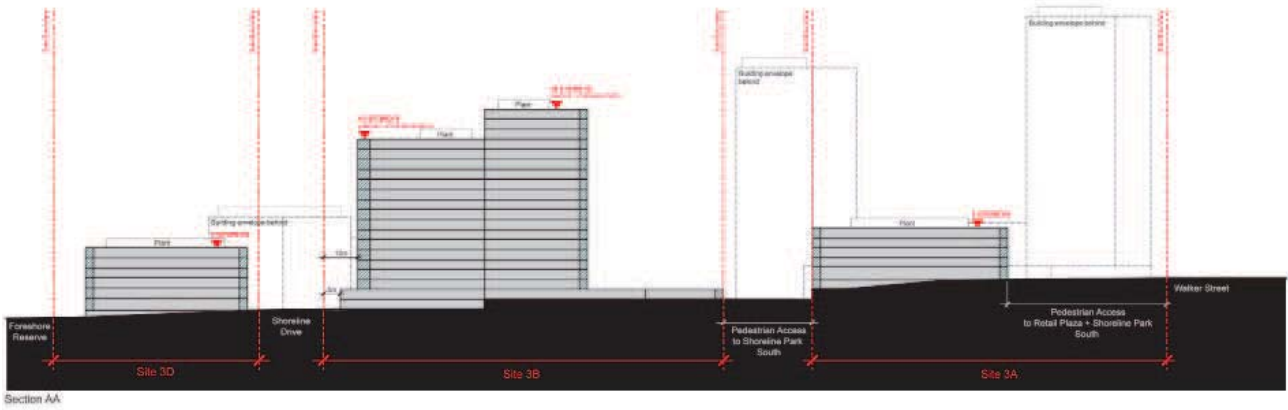
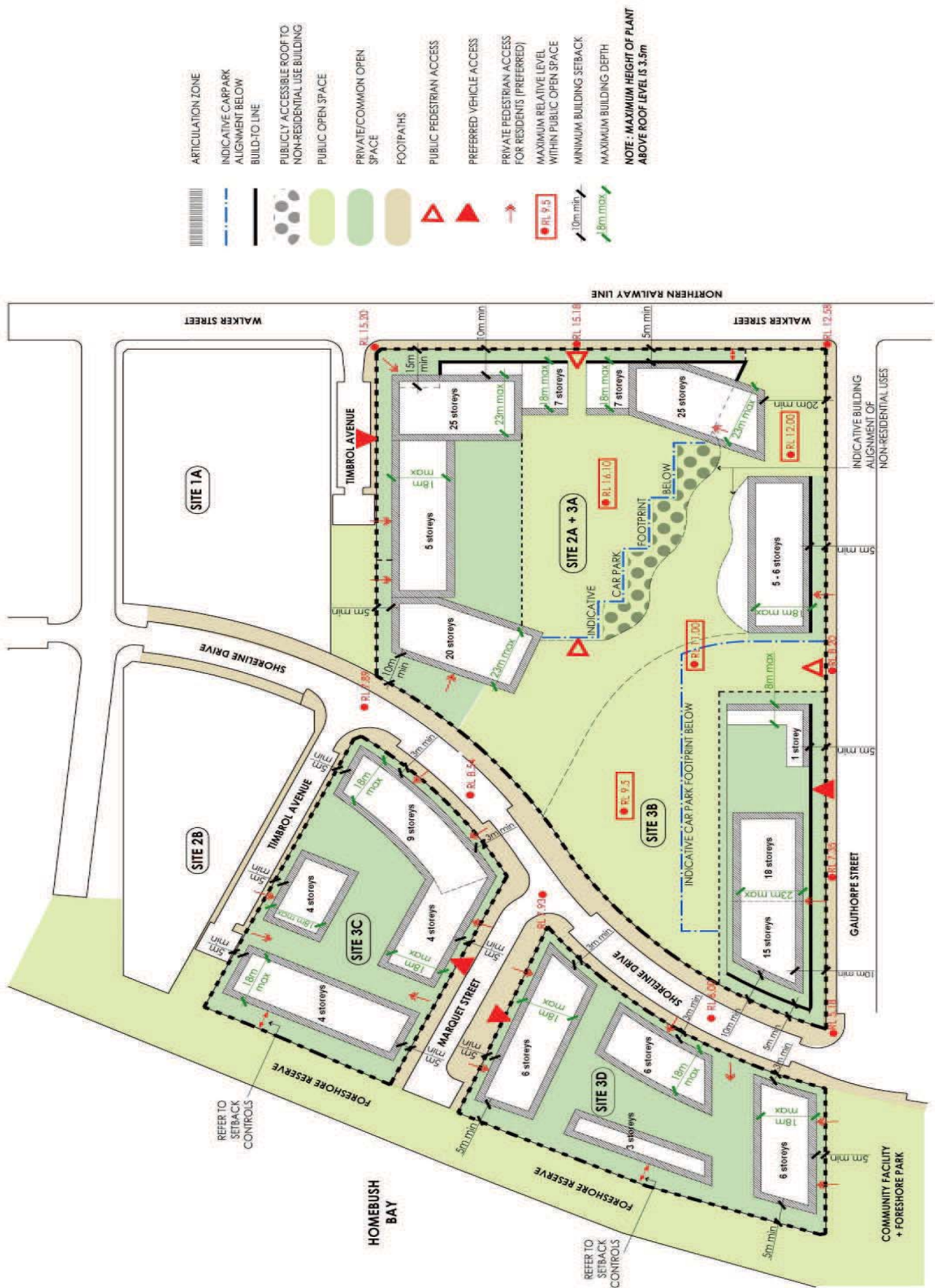


Figure 79. Building envelope sections for remaining sites in Precinct B
Not to scale.



5.6 Precinct C

5.6.1 Character and place making principles

Precinct C is located at the northern end of Rhodes West. The area is predominantly a residential precinct. Two development parcels remain which are known as Lot 101 and Lot 102.

The development of Lots 101 and 102 provide an opportunity to create additional publicly-accessible open space by amalgamating the lots. The open space is to be centrally located with a wide pedestrian accessible link between Walker Street and Shoreline Drive.

5.6.2 Development controls

The key development controls for each of the three remaining development parcels are summarised below:

- C1 Tower building in the south-east corner of Lot 101 of 25 storeys;
- C2 Tower building in the north western corner of Lot 102 of 25 storeys;
- C3 Lower-rise buildings of 6 and 7 storeys fronting Shoreline Drive and Walker Street;
- C4 Single-storey building on the corner of Walker Street and Nina Grey Avenue as a podium to the tower building above;
- C5 Building setback controls as illustrated in plan in **Figure 81** and section at **Figure 82** including;
 - (a) Tower buildings are setback 10 metres from Walker Street and Shoreline Drive street frontages;
 - (b) Lower rise buildings are to align with the street frontages with a minimum of 5 metres setback to provide adequate space for ground level garden courtyards fronting the street;
- C6 Vehicle access is to be provided from Nina Grey Avenue;
- C7 A minimum of 4600m² of public open space to be provided in a linear alignment between Walker Street and Shoreline Drive;
- C8 The preferred location for non-residential uses including local shops to be provided fronting onto the public open space with a northern aspect with good sunlight access, close to Walker Street.

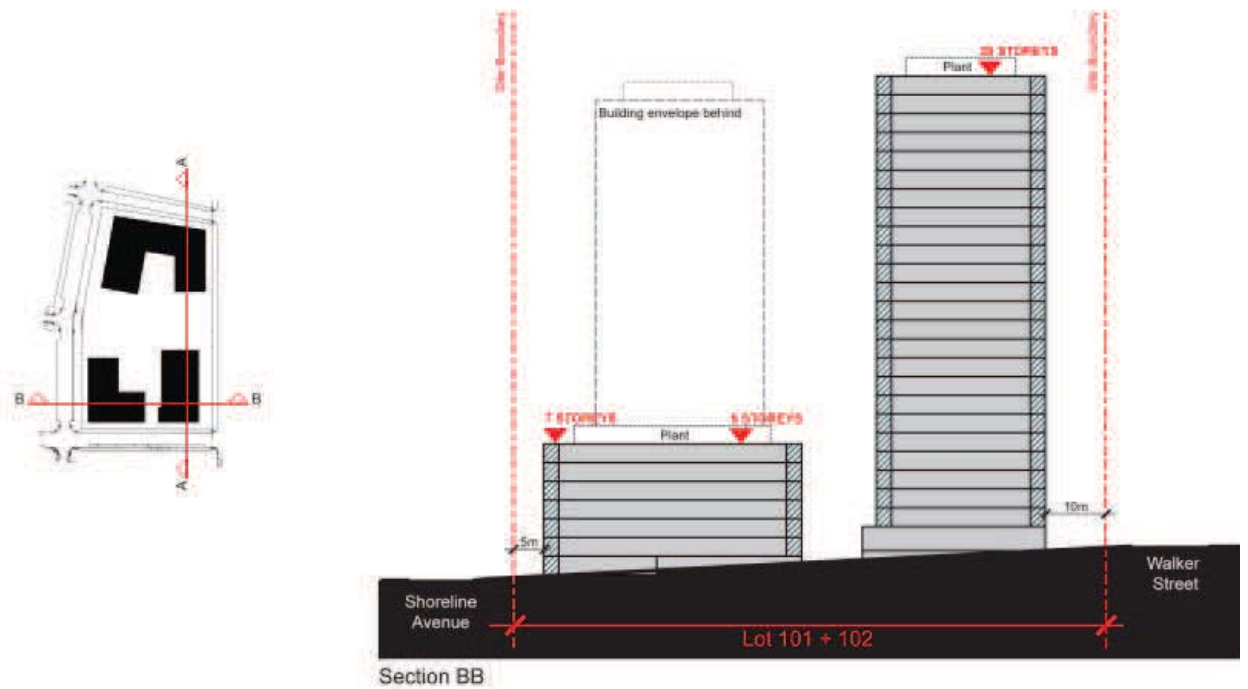
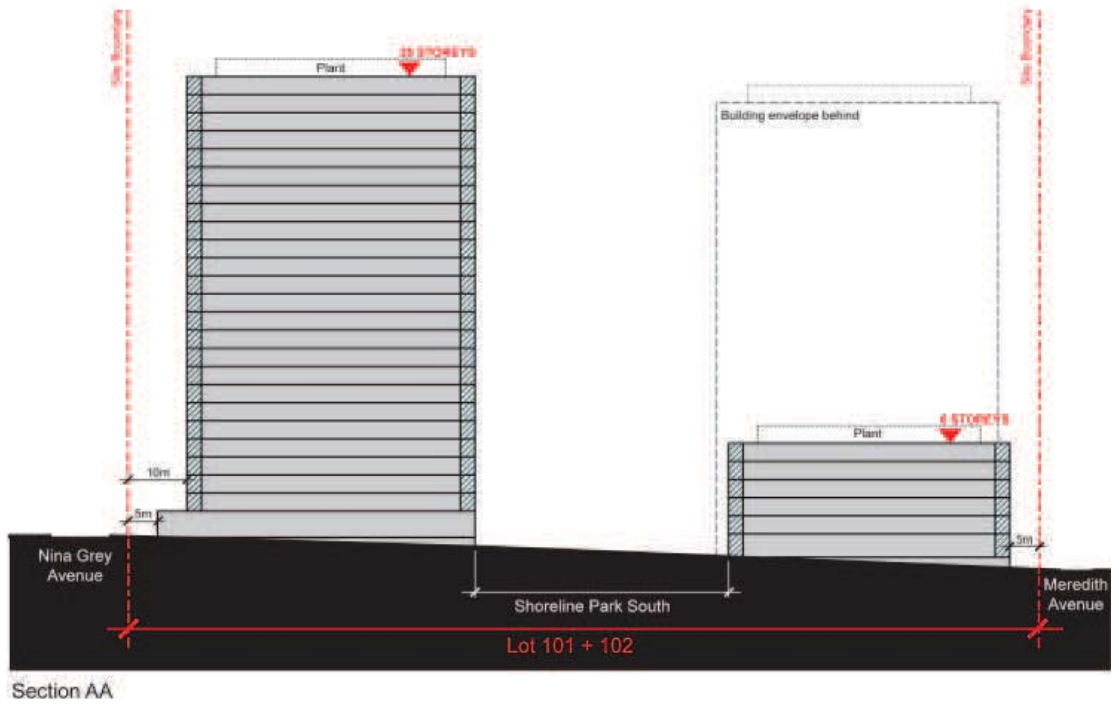


Figure 82. Building envelope sections for remaining sites in Precinct C
Not to scale.

5.7 Indicative development concept

An indicative development concept has been prepared for the remaining development lots, which reflects the principles embodied in this DCP. The indicative development concept shows building footprints that can be achieved by developments that comply with the development standards of the CBLEP 2008 and the development controls of this DCP.

The purpose of this section of the DCP is to illustrate the desired future character of development which complies with this DCP. It is not the intention of the indicative development concept plan to identify the exact form and design of future development proposals, but it illustrates the desired character of the built form and public open spaces. Developments must comply with the building envelope controls provided earlier in this section of the DCP

The indicative development concept at **Figure 83** illustrates a compliant development outcome for all of the remaining development sites at Rhodes West, having regard to the aims, objectives and development controls contained within this DCP.



Figure 83. Indicative development concept
Not to scale. The diagram illustrates the indicative concepts for built form and public domain.



Not to scale

The diagram illustrates the indicative concepts for built form and public domain.

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