

# 166-204 Parramatta Road and 1-1A Cheltenham Road, Croydon

## Site-specific Development Control Plan

**DRAFT**

*Note: This Draft DCP has been prepared to communicate the design intent for the proposal as submitted. Following any discussion and feedback from Council or the Burwood Design Review Panel, the DCP may be updated prior to consideration of Council for endorsement*

June 2023

## Explanatory Note

166-204 Parramatta Road and 1-1A Cheltenham Road, Croydon (Lot 1 DP206411, Lot 1 DP86926, Lots A-C DP84812, Lot 1 DP 86033, Lots 100-101 DP850953 and Lot 1 DP 817488) – combined to be considered as the site. on the southern side of Parramatta Road and is bound by Lucas Road and Cheltenham Road in the Burwood Local Government Area. The Site is approximately 1km from Burwood Station and Town Centre and 150m east of Concord Oval.

# PART A - PRELIMINARY

## A1 Land to which the DCP applies

This section of the DCP applies to development within the boundary of the Site as shown in Figure 1: Land Application Map and includes 166-204 Parramatta Road and 1-1A Cheltenham Road, Croydon (Lot 1 DP206411, Lot 1 DP86926, Lots A-C DP84812, Lot 1 DP 86033, Lots 100-101 DP850953 and Lot 1 DP 817488) – combined to be considered as “the site”, located on the southern side of Parramatta Road and is bound by Lucas Road and Cheltenham Rd in the Burwood local government area. The Site is approximately 1km from Burwood Station and Town Centre and 150m east of Concord Oval.



Figure 1 Land Application Map

## A2 Aims of this DCP

The purpose of this section of the DCP is to guide the future development of the Site by:

- identifying the key elements and supporting development provisions that relate to the Site;
- communicating the planning, design and environmental provisions against which the consent authority will assess future development applications;
- ensuring the orderly, efficient and environmentally sensitive development of the Site; and
- promoting a high quality urban design outcome.

## **PART B - BACKGROUND**

### **B1 Purpose**

The purpose of this DCP is to provide site specific controls for any future development on 4166-204 Parramatta Road and 1-1A Cheltenham Road, Croydon to specifically align with the site specific planning controls for the site, which were gazetted on [INSERT GAZETTAL DATE].

### **B2 Vision**

The vision is for the site as a mixed-use development that places greenery at its heart, combining all the elements that make a world-class Sydney neighbourhood within a single precinct.

Responding to the needs of current and future residents, the site will provide neighbourhood retail, great public spaces, short term accommodation, community facilities and much-needed diversity of housing.

### **B3 Relationship to other Sections of the Burwood DCP**

This draft site-specific DCP is intended to form part of the Burwood DCP under section 3.

Development of the Site will need to have regard to this sub-section of the DCP, along with other sections of the DCP as relevant. In the event of any inconsistency between this sub-section and other sections of the Burwood DCP, this sub-section will prevail to the extent of the inconsistency.

This DCP applies to the site if a Development Application is subject to Clause ## [Clause TBC] of the Burwood Local Environmental Plan 2012. Where there are discrepancies between the controls outlined in this DCP and the LGA wide Burwood Development Control Plan, the controls in this DCP take precedence.

Any development on this site, is subject to the provisions of the 'State Environmental Planning Policy No. 65 Design Quality of Residential Apartment Development' and accompanying 'Apartment Design Guide' (ADG), except otherwise stated in this DCP.

### **B5 Development application requirements**

Any Development Application for new buildings (where relevant) on the subject site must be accompanied by the following specialist consultant documentation:

- Public Domain Plan.
- Public Art Plan
- Signage/Wayfinding Strategy.
- Architectural Lighting Strategy.
- Crime Prevention Through Environmental Design (CPTED) Report.
- Sustainability Strategy.

Note: the above documentation is in addition to the relevant requirements outlined in Burwood Council's "Checklist for lodgement Development Applications" and the Environmental Planning and Assessment Act 1979.

# C - CONTROLS

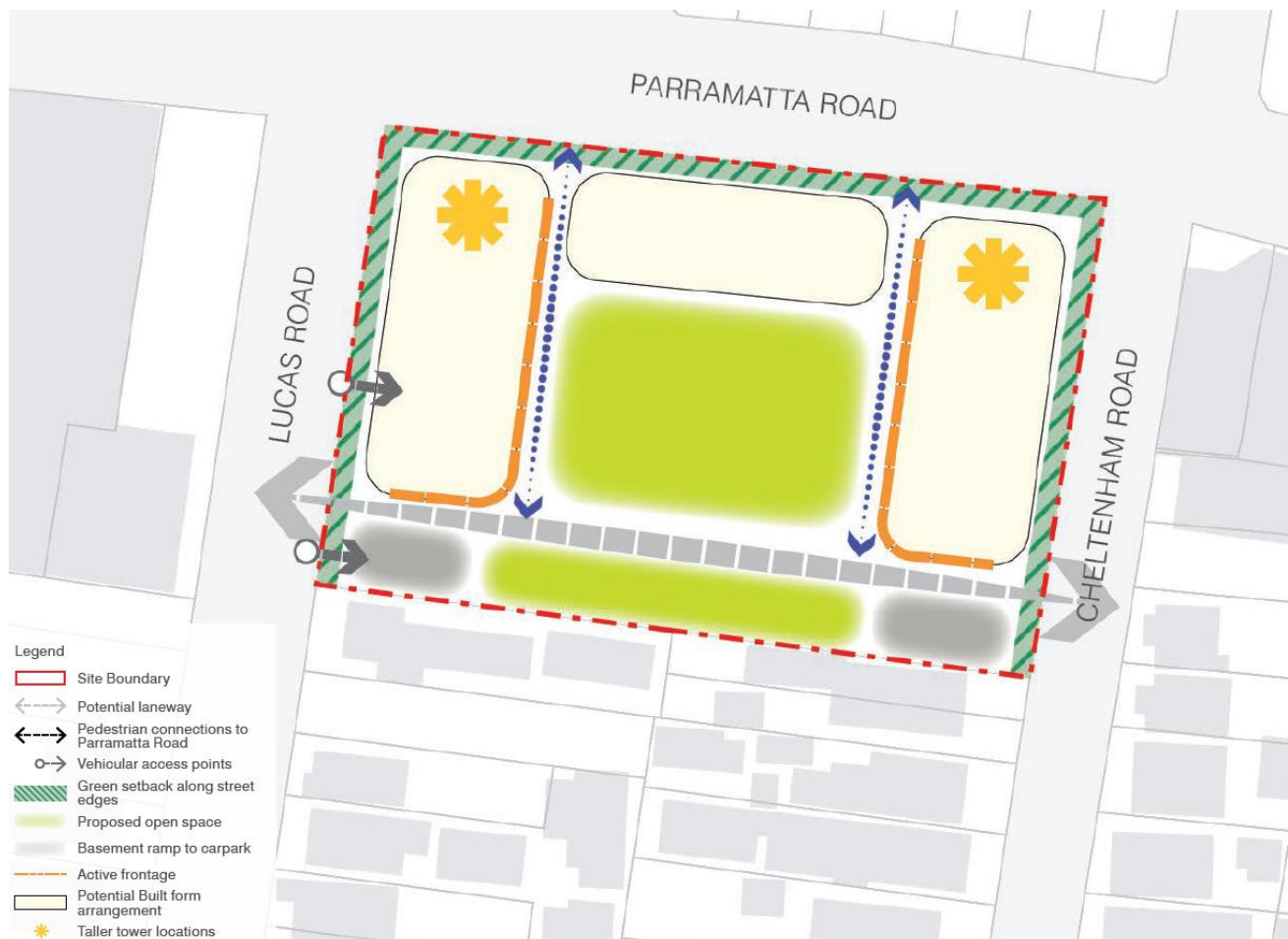
## C1 Site Planning

### Objectives

1. To ensure buildings are appropriately located to support a range of uses including residential, business and retail.
2. To ensure that new development provides a strong interface to the Parramatta Road and is responsive to the residential dwellings to the south of the site.
3. To create high quality urban spaces that retain a pedestrian scale.
4. To provide for multiple tower forms which minimise overshadowing on surrounding buildings and minimise view impacts on adjacent residential buildings.

### Provisions

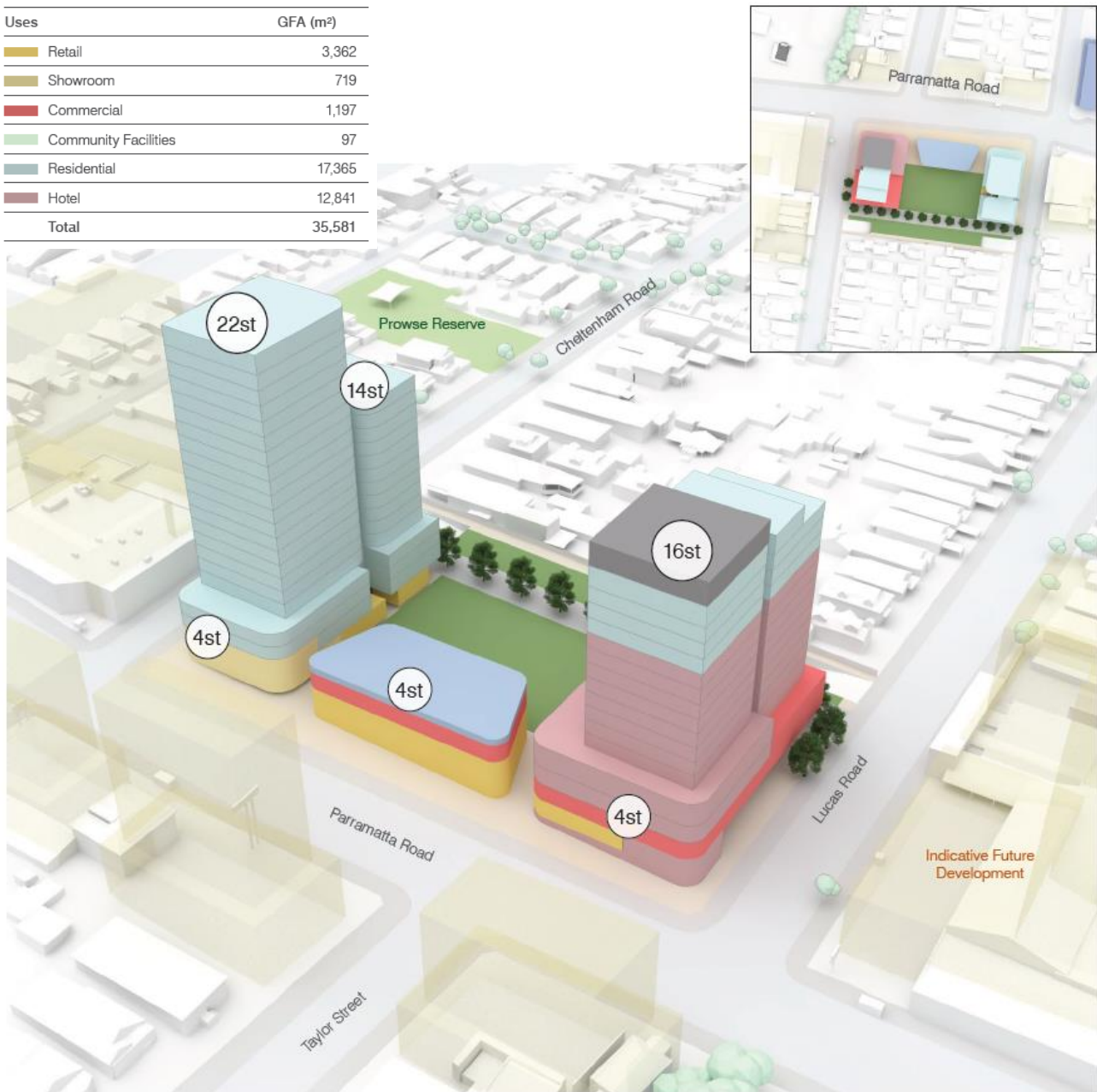
1. The buildings will be configured in accordance with the Structure Plan as shown in Figure 2.
2. Future buildings will generally be located as shown in Figure 3 (subject to detailed design).
3. The building line to Parramatta Road will be set back 6m from the property boundary.
4. The building line to Cheltenham and Lucas Roads will be set back 3m from the property boundary as shown in Figure 2.



**Figure 2 – Structure Plan**



Uses	GFA (m <sup>2</sup> )
Retail	3,362
Showroom	719
Commercial	1,197
Community Facilities	97
Residential	17,365
Hotel	12,841
Total	35,581



**Figure 3 – Building Envelope Plan**

## C2 Land uses

### Provisions

1. Future development will provide a range of residential, hotel, retail, commercial, and community facilities with varying tenancy sizes suitable for a diversity of large scale to fine grain uses.
2. Residential accommodation and hotels rooms are not to be located at ground level, except for entrances, lobbies, common rooms and service facilities.
3. Controls relating to hotel, commercial and retail uses on the site are to refer to other provisions within the Burwood DCP (as applicable).

## C3 Landscaping and Public Domain

### Objectives

1. To encourage new publicly accessible areas and through-site pedestrian links.
2. To incorporate pedestrian links through the site, at points where these links are most legible and safely connected to the existing street and pedestrian network.
3. To promote pedestrian and cycle activity, along with provisions for vehicles and services vehicles.
4. To provide attractive publicly accessible private land that maximises the possibility of stormwater management, mature tree growth, and access to sunlight.

## C4 Access and Permeability

### Provisions

1. Publicly accessible open space shall be provided in accordance with the locations in Figure 2.
2. Publicly accessible open space shall equate to a minimum of 2,700 sqm, generally in accordance with the areas shown in Figure 2 and 4.
3. Public through site links shall be provided in accordance with the indicative locations detailed in Figure 2 and 4. These links shall provide public access 24 hours, 7 days per week.
4. Public through site links shall be designed with dimensions that are suitable to promote permeability and visual connection.
5. CCTV cameras and other appropriate security measures shall be installed within the site to ensure the safety of members of the public and residents using the publicly accessible private land, southern pedestrian link, and through-site links.
6. The publicly accessible private land shall be designed to create a high-quality address and setting for buildings, including the provision of a variety of plant types and sizes; trees capable of offering shade to public spaces; a variety of seating options for use by the public (not restricted to outdoor dining); a high quality pavement design; and public art
7. The development shall provide for communal open space and landscaped areas on the top of podium levels.
8. Public art shall be provided within new publicly accessible private land along ground level.
9. Public through site links and publicly accessible through site links shall:
  - a. Be legible and direct throughways for pedestrians.
  - b. Have signage at the street entries indicating public accessibility and the street to which the through site link connects.
10. Publicly accessible private land and public through site links may be partially covered.
11. Through-site links are to:
  - a. be made safe through adequate lighting and passive surveillance
  - b. be clearly distinguished from vehicle accessways
  - c. be easily identified by users and include wayfinding signage
  - d. include materials and finishes such as paving materials, tree planting and furniture consistent with adjoining streets and public spaces.
12. A Public Domain Plan is to be prepared and submitted with development applications demonstrating a high quality, co-ordinated public domain, addressing:
  - a) street trees and other vegetation
  - b) paving and other hard surfaces
  - c) lighting, including the use of LED
  - d) seating
  - e) refuse bins

- f) signage, including wayfinding signage
  - g) public art.
13. Footpath paving along property frontages are to be in accordance with Council's specifications.

## **C5 Height of Buildings**

### Objectives

1. To ensure that there is no significant loss of amenity to surrounding buildings, streets or urban spaces.
2. To minimise overshadowing of new and existing public domain areas and publicly accessible private land.
3. To recognise this site as an important site along Parramatta Road.
4. To provide multiple tower forms and varying heights.

### Provisions

1. Development shall comply with the Building Height as outlined in Clause 4.3A of the Burwood Local Environmental Plan 2012.
2. Development on eastern side of the site shall not result in a building with a building height that exceeds 72.5m or 22 storeys (not including rooftop access, lift overrun or plant)
3. Development on western side of the site shall not result in a building with a building height that exceeds 65m (not including rooftop access, lift overrun or plant);
4. Development shall incorporate the setbacks and secondary setbacks as articulated in Figure 3.
5. Podiums shall not exceed the heights as detailed in Figure 3. Structures used for landscaping and communal open space such as barbeques, pergolas and planters may exceed these heights.

## **C6 Built Form**

### Objectives

1. To ensure Building Setbacks, tower configuration, height and form provided in accordance with the approved structure plan.
2. To establish zones for transition and interface in building height

### Provisions

1. Building setbacks and heights are to be in accordance with Figure 2.
2. Building mass and facade is to be broken down into individual building components that step and terrace along frontages to Parramatta Road, Lucas Road and Cheltenham Road.
3. Setbacks above the street wall height, as defined by the top of the podium, are to be provided in accordance with Figure 3.
4. Buildings on the site are to comprise two distinct towers that are separated by a centralised open space and low rise building to Parramatta Road.



## C7 Active Frontages

### Objectives

1. To promote pedestrian activity and safety in publicly accessible private land through passive surveillance.
2. To provide transparency and visual contact between public areas and the building interior.
3. To create a 'public face' for buildings to enhance the character of streets.
4. To provide access directly to the street

### Provisions

1. All Street frontages at ground level are to include activate uses.
2. All non-residential ground floor uses fronting the open space are to be designed as active frontages.
3. Necessary building access, plant and equipment to these frontages is to be minimised, where possible.
4. Other than the key active street frontages, the building facades, where possible, must be treated through public art, feature wall or the like, so that they are sympathetic to the surrounding environment.
5. Building services and utilities shall be screened or otherwise treated to maintain attractive and safe frontages for pedestrians.
6. Footpaths shall be provided along all active street frontages.
7. Separate entrances shall be provided to commercial and residential development. All entrances shall be clearly visible and well lit.
8. Building entrances must have a direct physical and visual connection with either the street, publicly accessible private land, public through site link or publicly accessible through site link.

## C8 Façade Composition and Articulation

### Objectives

1. To ensure the development has well articulated and harmonious facades which define the publicly accessible private land and create an appropriate human scale.
2. To ensure that building openings and through-site links are clearly visible from the street.
3. To ensure that building elements, such as balustrades, awnings and signage are integrated.
4. To ensure that corners are articulated to address both frontages.

### Provisions

1. Facades are to incorporate a balance of horizontal and vertical elements to provide visual relief in the building. This is to be considered when establishing design excellence for the site.
2. Articulation is to be provided to building facades where the length exceeds 45m
3. The dominance of a single architectural style across the site should be minimised, where appropriate
4. Roof forms are to be designed to generate an interesting skyline
5. The composition of the building facades should be characterised by vertical proportions over the full height of the building.
6. Buildings incorporate design measures to visually break long building facades through façade modulation.
7. Balconies or wintergardens are to be designed and shaped to maximise visual privacy for residents.
8. Building services are to be contained and hidden from the public view as much as possible, largely within the basement levels.

## C9 Solar Access

### Objectives

1. To not unreasonably reduce solar access so surrounding land uses.
2. To orientate development to optimise opportunities solar access to proposed development.

### Provisions

1. Solar access is to be provided for uses on the site in accordance with the DCP and Apartment Design Guide.
2. Solar access to be maintained for uses adjoining the site accordance with the DCP and Apartment Design Guide.

## C10 Public Domain Interface and Landscaping

### Objectives

1. A Landscape Plan is to accompany any future development applications for new buildings on the Site, provided generally in accordance with Figure 4 and 5.
2. Perimeter planting is to be established along the edges of the podium and rooftop terraces to minimise overlooking from adjacent properties.



Figure 4 – Public Domain Plan



**Figure 5 – Indicative Landscape Plan**

## C11 Noise

### Provisions

1. Elevations of buildings facing Parramatta Road are to be designed and incorporate design features to minimise traffic noise transmission.

## C12 Transport, Access and Parking

### Objectives

1. To ensure that building vehicular ingress and egress points are best located to reduce potential for vehicle and pedestrian conflict.
2. To create a hierarchy of transport within the site which prioritises pedestrians and cyclists.
3. To improve vehicle access and safety to minimise traffic impact.
4. To provide end of trip facilities for active transport.
5. To facilitate safe and efficient access for all transport modes.

### Provisions

1. Vehicular access and service entry points are to be provided in accordance with proposed Structure Plan (Figure 2).
2. Parking and loading facilities are to be located underground except for the rear laneway.
3. Car parking shall be provided in accordance with *[SECTION TBC WITH COUNCIL]*
4. Appropriate end of trip facilities is to be provided for commercial, office, retail and hotel uses.
5. Car share is to be provided on the site that is publicly accessible.

## C13 Public Art

### Objectives

1. To ensure that the development contributes to public art within the Burwood Local Government Area.
2. To include public art so as to better integrate development into the environmental and cultural aspects of a locality and ensure the development contributes positively to the streetscape.

### Provisions

1. The development must provide public art. The provision of multiple art items across the development site is preferred.
2. Public art is to be delivered on the site in accordance with the public art plan as shown in Figure 6.
3. The public artwork is to be generally located within the development site, within the publicly accessible private land and publicly-accessible through site links; except where the proponent has entered into a mutual agreement with Council to provide the public artwork on public land.
4. Council must be satisfied that a Public Art Plan has been submitted which confirms the value of the artworks, their placement within the site, timing for installation, and ongoing management requirements.

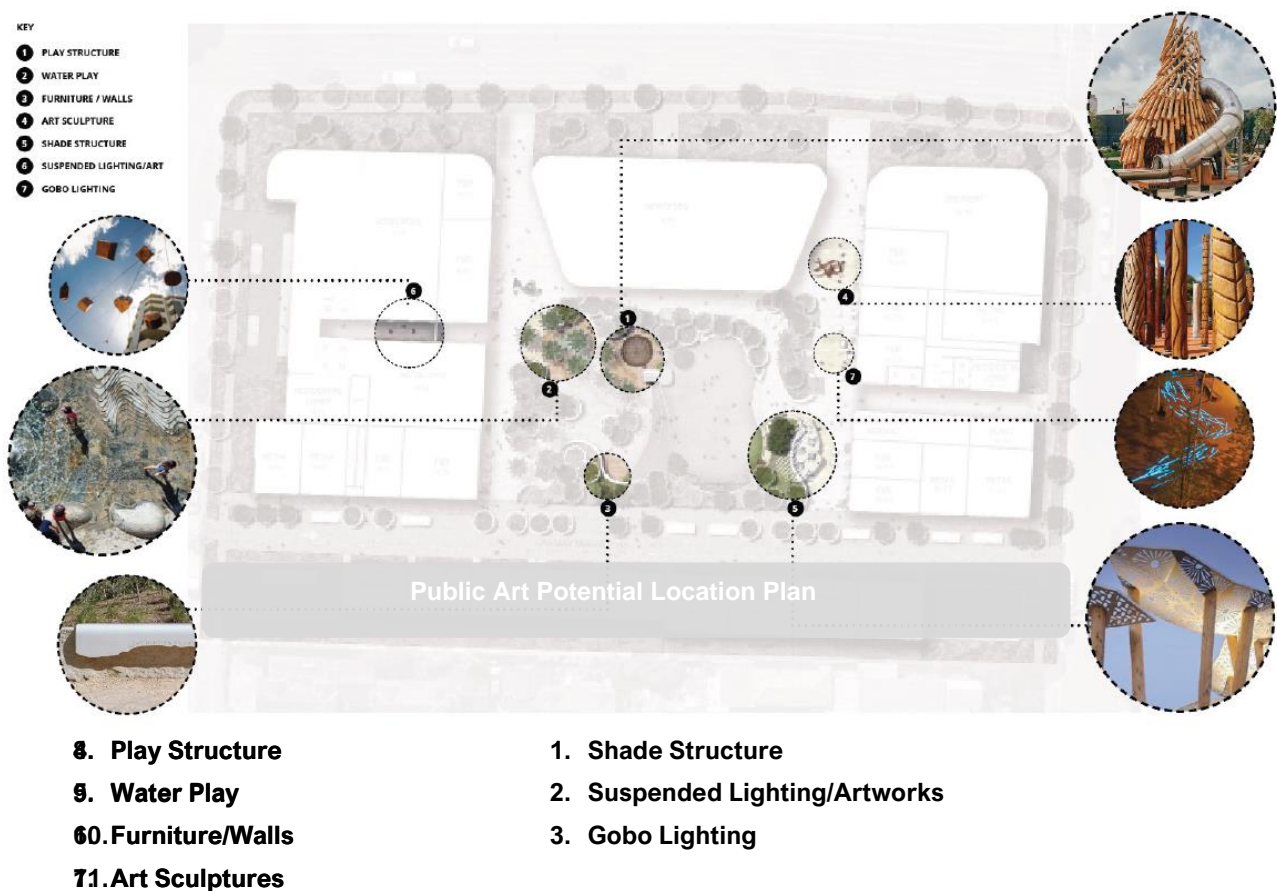


Figure 6 – Public Art Plan