

IA and IB Queen Street, Auburn

Contents

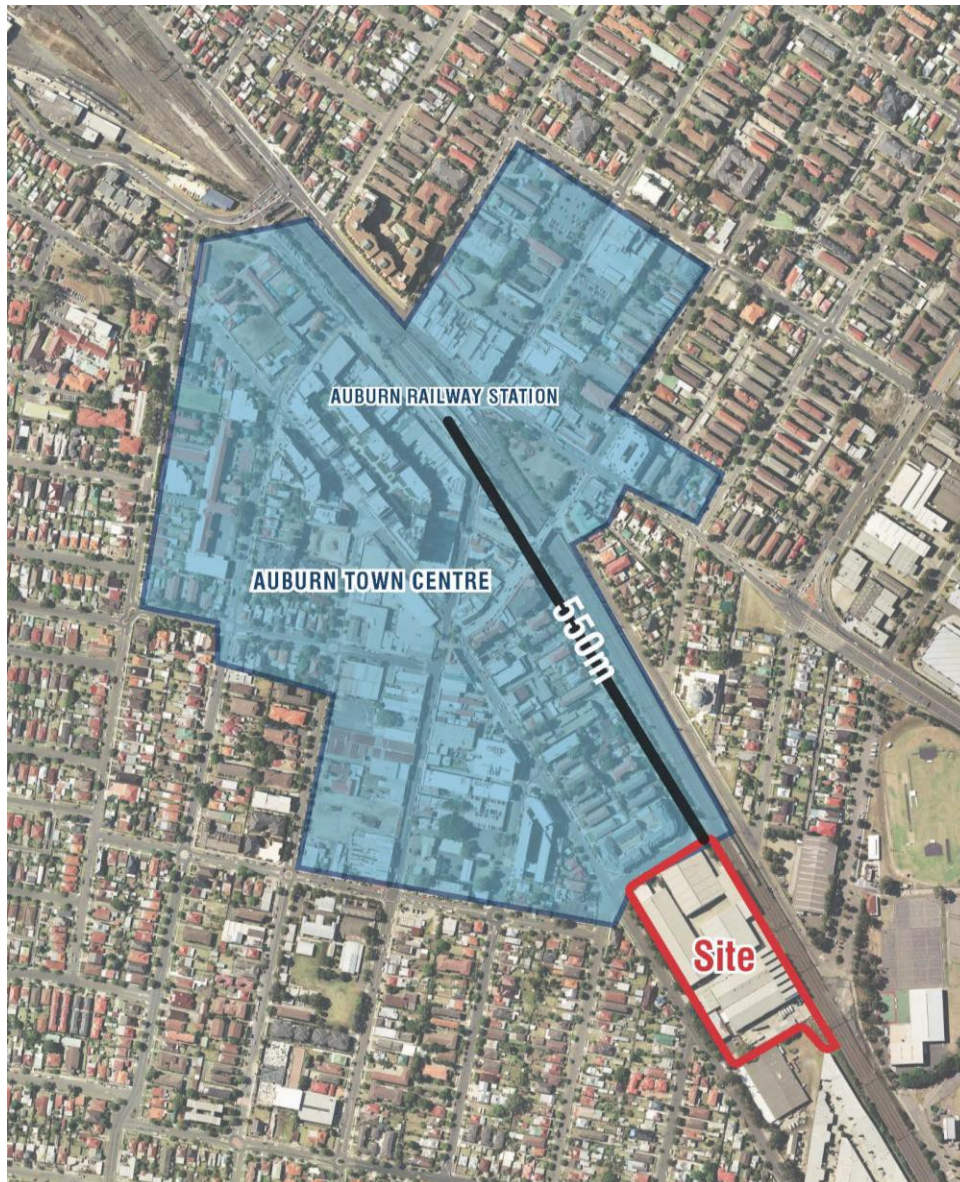
1.0	Introduction	2
2.0	Site vision and objectives	3
3.0	Development principles	4

1.0 Introduction

1.1 Land to which this Part applies

This Part applies to land zoned R4 High Density Residential known as IA and IB Queen Street (Queen Street Site). The site is outlined in red in Figure I below.

Figure I: Area to which this Part applies



1.2 Purpose of this Part

The purpose of this part is to provide provisions to guide redevelopment of the site for residential purposes.

1.3 DCP Inconsistencies

In the case of any inconsistency between the controls in other parts of the DCP and the controls in this Part, the controls in this part prevail to the extent of the inconsistency.

1.4 Structure of this Part

This Part is structured as follows:

- Section 2.0 identifies the site vision and objectives
- Section 3.0 describes the development principles.

2.0 Site vision and objectives

2.1 Site vision

The vision for the Queen Street site is to create a high quality residential development that has a scale and form that is compatible with surrounding land uses and takes advantage of the site's proximity to existing facilities, services and public transport infrastructure.

2.2 Site objectives

The objectives for the Queen Street site are as follows:

- a. To provide new housing opportunities within walking distance of the town centre, rail station and other public transport opportunities.
- b. To ensure development is of a scale and character that is consistent with that planned for the neighbouring locality.
- c. To ensure that a range of housing types are provided across the site.

2.3 Design objectives

The future development is to:

- a. Provide an overall built form that is varied and visually interesting.
- b. Be of a scale that provides logical transitions to the planned future scale of development in the area surrounding the site, particularly to the town centre, adjoining residential zones and the rail corridor.
- c. Provide visual interest through building articulation, variation in building form, building material palettes/textures when viewed from all external locations including the rail line.
- d. Incorporate building envelopes which are compatible with the scale of existing and future neighbouring development.
- e. Provide sufficient communal open space to satisfy the needs of residents.

3.0 Development principles

This section sets out the requirements that generally apply to the overall urban design and structure planning for the site.

3.1 Connections and Access

Objective

To improve the site's connections to Auburn railway station by extending and improving pedestrian and cycle connections within the site.

Development controls

- D1** Provision for access and through site links should be generally consistent with the strategy shown in Figure 2.
- D2** The Queen Street frontage is to complement surrounding existing and proposed development
- D3** In providing vehicular access, preference is to be given to Queen Street and to ensuring sufficient space for truck movements
- D4** Provide through site connectivity including pedestrian and cycle access through the public open space of the development

3.2 Open space

Objectives

- a. To provide high quality public spaces that make a positive contribution to the visual quality of the development.
- b. To provide communal spaces that allow opportunities for amenity, outlook and visual separation for residents.
- c. To maximise the size of public open space areas to enhance useability and flexibility of the space.

Development controls

- D1** Open space provisions for the development should be generally consistent with the strategy shown in Figure 2.
- D2** Public open space of at least 300 square metres in total, accessible to the public and legible from Queen Street, Louisa Street and/or Marion Street frontages is to be provided.
- D3** The public open space should be focussed in one or two large, useable open spaces.
- D4** Development should allow for the creation of open space areas that provide sufficient separation between buildings to enable appropriate

levels of visual and acoustic privacy to be achieved and act as shared landscaped areas for use by residents.

- D5** Open spaces should be well designed areas that include:
- a space that is legible as public space, rather than a space only for the use of residents,
 - both soft and hard surfaces, (and therefore cannot all be considered deep soil),
 - seating (formal and informal) for individual and group use,
 - trees and other landscaping,
 - ideally provision for suitable recreation activities in a space designed for flexible use,
 - public art in the main space.
- D6** Communal open space and deep soil zones are to comply with the relevant provisions of SEPP65 and the Apartment Design Guide.
- D7** Deep soil planting areas should enhance site amenity and the streetscape along the rail corridor and all adjoining streets.
- D8** The provision of communal space on roof top levels is supported.
- D9** The associated owners corporation will own and maintain public and communal open space and associated infrastructure servicing the proposed development.

Figure 2: Access and open space strategy



Source: AJ&C, September 2016 (as amended by Council July 2017)

3.3 Building form

Objectives

- a. To encourage buildings with a scale and form that is compatible with those planned in neighbouring areas.
- b. To provide a transition in height and density from the site to surrounding residential areas, the railway line and the town centre.
- c. To ensure that built form defines and activates the site's open spaces and complements the surrounding land use context.
- d. Building forms should address street frontages along Marion Street and Queen Street and corner buildings shall address both streets.

Development controls

- D1** Development within the site should be generally consistent with the built form strategy shown in Figure 3.
- D2** Buildings are to reinforce the edges of public spaces and connections on the site.
- D3** Development is to include a variety of residential dwelling types.
- D4** Ground floor dwellings are to have direct street address where fronting a public street edge.

Building envelopes

- D5** Lower scale housing forms such as townhouses / terraces are to be provided along Queen Street to provide an active address to this street and a scale that responds to neighbouring development.
- D6** The following minimum setbacks shall apply to the site:
- a. Front setback from Queen Street shall be 6m
 - b. Building setback from the rail corridor shall be 6m
 - c. Setback from Marion Street shall be 4m
 - d. The setbacks at the corner of Queen and Marion Streets should apply to the final property boundary after any land dedication for the roundabout.

Note: the setback areas are to be unencumbered by balconies

- D7** Building separation is to comply with the relevant provisions of SEPP 65 and the Apartment Design Guide.
- D8** Building heights are shown in metres in the Auburn Local Environmental Plan 2010 Height of Buildings Map and site specific clauses are included within Auburn Local Environmental Plan 2010.

- D9** Appropriate building articulation, façade treatment and modulation is to be provided.
 - a. Buildings are to achieve visual interest through variations in massing, articulation and composition of building elements including fenestration, material use, entrances, balconies, balustrades and planters.
 - b. Development is to achieve a varied silhouette when viewed from the rail corridor.
 - c. Design elements and façade treatments should aim to minimise glare affecting passing pedestrians, vehicles and trains.

- D10** Vertical and horizontal articulation should be substantial, to enable the buildings to be read as separate buildings and should include:
 - a. Vertical recesses
 - b. Separate façade components with distinct architectural detailing
 - c. DCP enforced building setbacks and height controls.

Figure 3: Built form strategy



Source: AJ&C, September 2016

3.4 Acoustic Amenity

Objectives

- a. Achieving occupant amenity by responding appropriately to noise emitters

Development controls

- DI** An acoustic assessment prepared by a suitably qualified acoustic consultant is to be submitted with any development application for the site. The assessment should address, at minimum:
 - a. Impacts on acoustic privacy of proposed residential uses from any surrounding noise sources, such as road and rail traffic and industrial uses; and
 - b. The impact of the development on the surrounding area, through mechanical services, earthworks, excavation and construction phases of development.
 - c. Design of buildings shall comply with the internal noise levels in the SEPP Infrastructure Clause 102 (3).