



CUMBERLAND
COUNCIL

4-12 Railway Street Lidcombe

Site Specific Development Controls and minor figure amendment

to the Auburn Development Control Plan (DCP) 2010

For Exhibition

Component 1: New provisions to be inserted into the Auburn Development Control Plan (DCP) 2010; Local Centres Part; under 15.12 Site 7 Marsden Street

Note – the site specific provisions listed on the following pages are in addition to those provisions as given at 15.12 site 7 Marsden Street that currently and will continue to apply to this Site.

Site 7A – 4-12 Railway Street Lidcombe

Note: References to Friends Park / the Park means both the existing Friends Park (as at 2018) and the extension to the east.

Objectives

- f. To ensure adequate solar access to the Park for the amenity and enjoyment of this place by users throughout the year and for the health of the environment.
- g. To improve the amenity for users of the Park by minimising sun reflection, provide visual interest, and by softening the appearance, of the building walls that face the Park.
- h. To protect the amenity of the Park through provision of a landscaped (vegetated) transition that will provide privacy, a visual and noise interruption, and improve the interface and visual outcomes, between the Site (buildings) and the Park.
- i. To encourage the 'greening' of the site and improved amenity for Park users through vegetation planting of the buildings' external walls facing the Park and of the rooftop of the building/s in the southern portion of the Site.
- j. To enhance local biodiversity through the planting of diverse native plant species.

Development Controls

- D9.** The maximum height of the building in the south-western corner of the site is not to exceed 3 storeys.
- D10.** Building Floor Plates to address bulk and design:
 - i. In the south-western corner, the floor plate of the building is not to exceed 550m²
 - ii. In the south-eastern corner, the floor plate of the building above 8 storeys is not to exceed 750m²
- D11.** Building setbacks, build to lines, and street wall heights
 - A. Setbacks and Built-to Lines
Minimum setbacks and built-to lines must be provided as follows:
 - i. Zero setbacks / build-to lines to Railway Street.

- ii. A 0m setback, for the full wall height, is to be provided for the building/s located on the western boundary of the site.

B. Street Wall Height

- i. A maximum two storey street wall height is to be maintained along Railway Street and Raphael Street with upper level setbacks.

C. Upper Level Setbacks.

- i. The building above the street wall is to maintain a uniform 3m setback along Railway Street.
- ii. The third storey of the building in the south-western corner of the site is to have a minimum 4m setback from the southern edge of the building below.
- iii. The residential component along Railway Street, Raphael Street, southern and western boundaries must comply with the building separation recommendations in the NSW Government - Planning & Environment's Apartment Design Guidelines (ADG).

- D13.** To maintain a minimum 3 hours of direct sunlight to a minimum 50% of Friends Park between 11.00am and 3.00pm on 21st June.
- D14** To utilise roof space for developing roof gardens (green roof) for those building/s on the southern portion of the Site. Where possible incorporate exterior green walls into the building/s for those walls facing the Park.
- D15.** The land within the rear setback (ie the land between the building and the Park) is to include landscaping and deep soil planting. This landscaped rear setback is to have a minimum width of 6m measured from the rear property boundary. The rear setback area is to be landscaped using native species of trees (minimum pot size 200L) and/or large shrubs (minimum 2m height when mature) which are robust and drought tolerant.
- D16.** To use variation in appropriate materials and neutral/subdued colours for those building walls facing the Park.

Component 2: To amend Auburn Development Control Plan 2010; Local Centres Part; section 15.4 Laneways, Figure 9

To remove the existing public laneway currently showing as traversing through part of the site.

The proposed new figure 9 is provided below.



KEY

- Town Centre Boundary
- Proposed Laneway
- Existing Public Laneway
- Existing Private Laneway