

Charing Square Planning Proposal

Design Guide

Document Purpose

The purpose of this Design Guide document is to provide guidance on what the future draft Site-Specific Development Control Plan (DCP) associated with this Planning Proposal may contain. The requirement for Site Specific DCP, and the contents, is specified in the Site-Specific draft LEP clause of the Planning Proposal.

Feedback received on this Design Guide will assist to inform the draft Site-Specific DCP. The subsequent draft Site-Specific DCP will be progressed and placed on public exhibition next year if the Planning Proposal is supported by Council, where the public will have further opportunity to comment on its contents and inform changes prior to Site-Specific DCP finalisation.

Draft Design Provisions

1.1 Overview

The following objectives and provisions apply to the site known as the Charing Square, identified in **Figure 1** and **2**. For clarity, the Charing Square has frontages to Bronte Road and Carrington Road including the following lots and is located at the northern part of Charing Cross.

- (a) 203-209 Bronte Road – Part Lot 1, DP655918, Lot 1, DP 59526 and Lot A, DP105665
- (b) 211-213 Bronte Road - Lot B +C DP 105665
- (c) 223–227 Bronte Road - Lot A, DP332733
- (d) 229 Bronte Road - Lot 2 and 3 DP 102988
- (e) 231 Bronte Road (including 98 Carrington Road) - Lot 1 DP 170941, Lot 1 DP 90800 and Lot 1 DP 952482
- (f) 94 Carrington Road - Lot A +B, DP332733



Figure 1: Charing Square Precinct

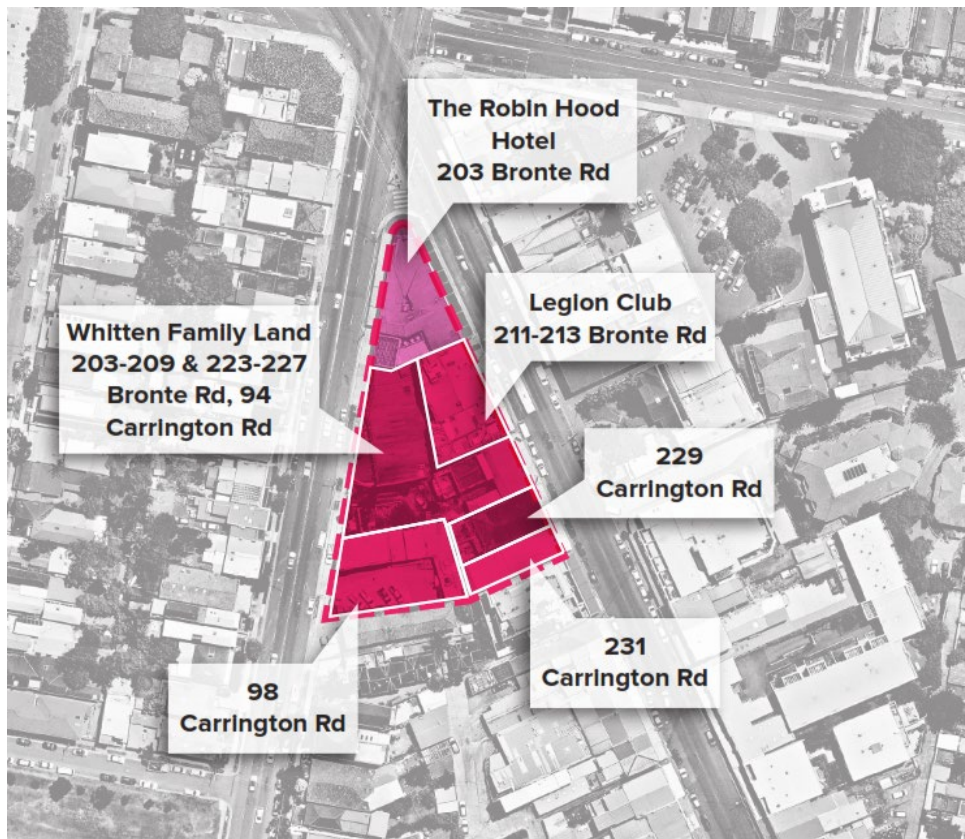


Figure 2: Charing Square Precinct – Labelled Sites

Lot Legend (Existing)
 ■ ■ ■ PROPERTY BOUNDARIES

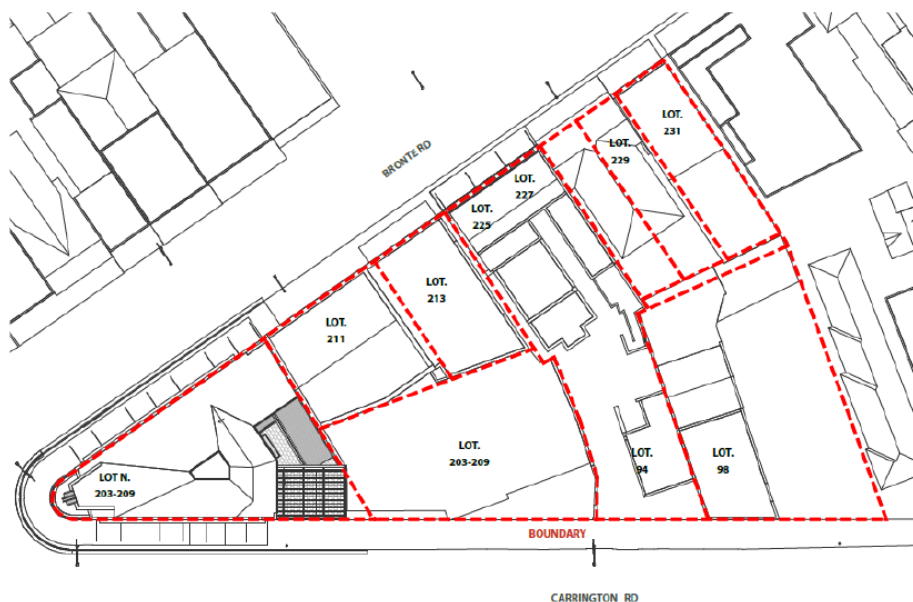


Figure 3: Charing Square Precinct – Current Lot Configuration

The following objectives and provisions apply to the Charing Square Precinct, where relevant site-specific provisions of the Waverley Local Environmental Plan 2012 are implemented. If the Charing Square Planning Proposal is supported by Council, a clause of the Waverley LEP 2012 will enable development to exceed the height and floor space above ground to a prescribed amount, provided that:

- (a) Through site link connecting Bronte Road and Carrington Road accessible to the public during the hours of operation of the retail tenancies (any one or more) is provided in accordance with the site-specific Development Control Plan.
- (b) A square accessible to the public during the hours of operation of the retail tenancies (any one or more) is provided in accordance with the site-specific Development Control Plan.
- (c) The ground floor of development is to be used for the purposes of non-residential premises only, with the exception of any service and loading area or access to upper levels (such a lobby areas)
- (d) 223–227 Bronte Road are contributory items in the heritage conservation area and sufficient fabric of the façade (including return walls) and associated significance detailing including the shop windows, doors and ingoes shall be retained to ensure that they are still interpreted as buildings that contribute to the streetscape and heritage conservation area.

If a development proposed in the Charing Square Precinct seeks to utilise additional height or floor space permitted by a future clause of Waverley LEP 2012, then the provisions in this section also apply to the assessment of the proposed development and override other provisions in this DCP where there is an inconsistency.

1.2 General

The vision for the precinct is to facilitate the revitalisation and renewal of the Charing Cross Precinct, improving ground floor activation and providing publicly accessible open space for the community.

Objectives

- (a) Ensure that the scale, massing and modulation of the building form is appropriate in response to its context within the Charing Cross Local Centre, setting of the surrounding streetscapes of Bronte Road and Carrington Road.
- (b) Define a maximum building envelope, including heights, setbacks and envelope planes, to deliver a high-quality built form that respects the local context and minimises amenity impacts Bronte Road, Carrington Road and through site link through appropriate uses and design.
- (c) To require the retention of sufficient fabric of the façade (including return walls) and associated significance detailing including the shop windows, doors and ingoes of 223–227 Bronte Road (fronting Bronte Road only), whilst allowing for development of the remainder of the precinct.
- (d) Designate acceptable vehicle access point, loading and servicing facilities and public domain improvements required.
- (e) Establish benchmarks to achieve ecologically sustainable development.

1.3 Site Layout

Objectives

- (a) To identify development potential, building footprints and areas allocated for through site links and open space
- (b) To allow for pedestrian permeability through the site that will promote ground floor activation
- (c) To identify

Controls

- (a) The site layout is to be implemented in accordance with Figure 3
- (b) The areas of the site identified as through site links and publicly accessible open space (Figure 3) of the site is to be retained as publicly accessible during the hours of operation of the retail tenancies (any one or more.)
- (c) The ground floor plan is to incorporate active frontages as shown in Figure 4.
- (d) Active frontages are to be provided at street level
- (e) Awnings and footpaths are to be provided on all active frontages.



Figure 4: Charing Square Precinct – Site Layout



Figure 5: Charing Square Precinct – Active Frontages and Connection

1.4 Built Form

Objectives

- (a) To ensure an appropriate scale of new development on the site.
- (b) To ensure new development responds to the heritage conservations that applies to the precinct
- (c) To provide for public domain and appropriate landscaping to enhance visual quality, streetscape character and provide privacy.
- (d) To integrate building form and through site links and open space with the sloping topography of site between Bronte Road and Carrington Road.

Controls

- (a) The location of buildings is to comply with the Principles in 1.2 General and the layout shown in Figure 6.
- (b) The maximum height of 231 Bronte Road and 98 Carrington Road is 10m and the remainder of the precinct is 13.5 m
- (c) Despite the maximum building height permitted in the WLEP, any building
- (d) The maximum street frontage height, with upper levels set back above the parapet for a depth of 3 m, shall be as follows at the Bronte Road frontage:
 - (i) 211–213 Bronte Road (Legion Club) is to maintain the existing building height.
 - (ii) 223–227 Bronte Road (Stamatiko Flats) is to maintain the existing parapet height.
 - (iii) (229–231 Bronte Road (Reece showroom) is to maintain the parapet height of 223–227 Bronte Road.
- (e) The upper floor of 203–209 Bronte Road (bottle shop) and 94 Carrington Road (garage) shall be set back 3 m from the street wall.
- (f) Development on 98 Carrington Road (Reece Plumbing) shall be set back 3 m from the boundary to 100 Carrington Road (SP 21794).
- (g) The built form shall be broken into separate buildings through the provision of laneway connections and an internal publicly accessible open space.
- (h) Due to the sloping nature of the site, it may be necessary to exceed the maximum height of building specified in the WLEP, for minimal areas of a roof envelope to enable optimised and logical building layout.



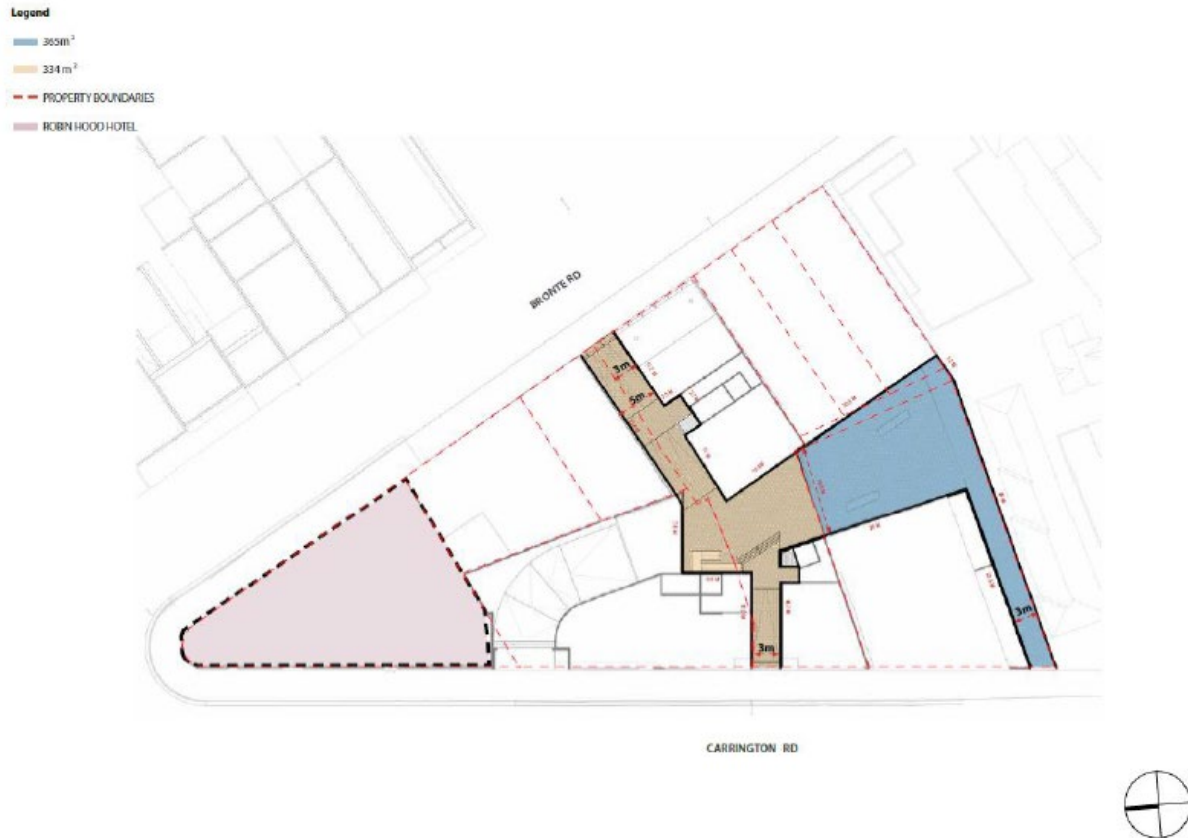
1.5 Public Domain and Open Space

Objectives

- (a) To provide a high quality and safe public domain with high pedestrian amenity.
- (b) To facilitate pedestrian movement and priority throughout the entire site.
- (c) To encourage high quality landscape design and deep soil landscaping.
- (d) To provide public art in prominent and publicly accessible locations.

Controls

- (a) Publicly accessible through site links and square is to be provided as identified in Figure 7.
- (b) Where open space is to be publicly accessible, these spaces should be open to the public during hours of operation of tenancies (any one or more).
- (c) Where fences or gates are to be included, these are to be arranged in an 'open' fashion between these hours to encourage movement through the site.
- (d) The public domain is to be accessible and designed with a mix of shade and direct sun throughout the year.
- (e) open sightlines and landscaping that allows high levels of public surveillance
- (f) A Landscape Plan for the proposed public plaza and public realm surrounding the development is required to be submitted in accordance with the Waverley Development Application Guide and include:
 - i. A schedule of the common name and scientific name of species to be planted, the size and number; and
 - ii. A plan showing the location of the plants in the schedule and deep soil zones
 - iii. A Public Art Plan is to be prepared and submitted that outlines public art for the proposed public realm surrounding the development



1.6 Heritage

Part of the Charing Square Precinct is in the Charing Cross Heritage Conservation Area, and the built form design response to the precinct is an important consideration in the assessment of development. 223–227 Bronte Road are contributory items in the heritage conservation area and sufficient fabric of the façade (including return walls, windows, doors and ingoes) shall be retained to ensure that they are still interpreted as buildings that contribute to the streetscape and heritage conservation area.

Objectives

- (a) To ensure development suitably responds to the heritage character of the precinct
- (b) Identify the retention of identified elements of selected facades fronting Bronte Road, whilst allowing redevelopment of other areas of the precinct.

Controls

- (a) Retention of façade of 223-227 Bronte Road/94 Carrington Road (Lot A, DP332733) to at the Bronte Road frontage including the return walls, windows, doors and ingoes as shown in Figure 8 are to be incorporated into development of those particular buildings.
- (b) Controls relating to heritage and conservation as set out in Part B9 of the DCP are to be considered in the assessment of any development application

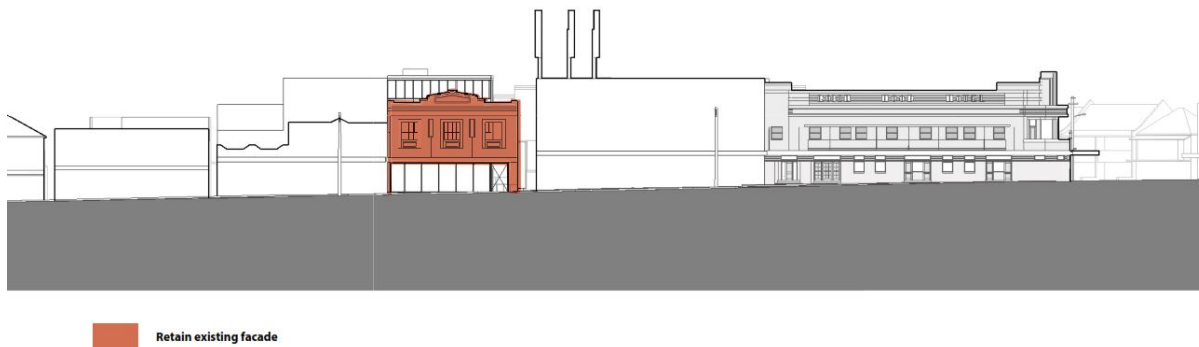


Figure 8: Charing Square Precinct – Retention of 223-227 Bronte Road facade

1.7 Design Excellence

Objectives

- (a) To facilitate high quality architecture and urban design that appropriately responds the Charing Cross Local Centre

Controls

The following items are to be demonstrated with any future application

- (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
- (b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,
- (c) how the development addresses the following matters (as addressed elsewhere in this DCP):
 - i. bulk, massing and modulation of buildings,
 - ii. street frontage heights,
 - iii. environmental impacts such as overshadowing, wind and reflectivity,
 - iv. the achievement of the principles of ecologically sustainable development,
 - v. pedestrian, cycle, vehicular and service access, circulation and requirements,
 - vi. the impact on, and any proposed improvements to, the public domain,
 - vii. the quality and integration of landscape design.

1.8 Site Access

Objectives

- (a) To identify clear and legible pedestrian and vehicle access to the site access through the site
- (b) To minimise conflicts between pedestrians and vehicles.
- (c) Identify parts of the precinct that are not suitable for access and entries

Controls

- (a) Vehicle access to the site will only be permitted from Carrington Road.

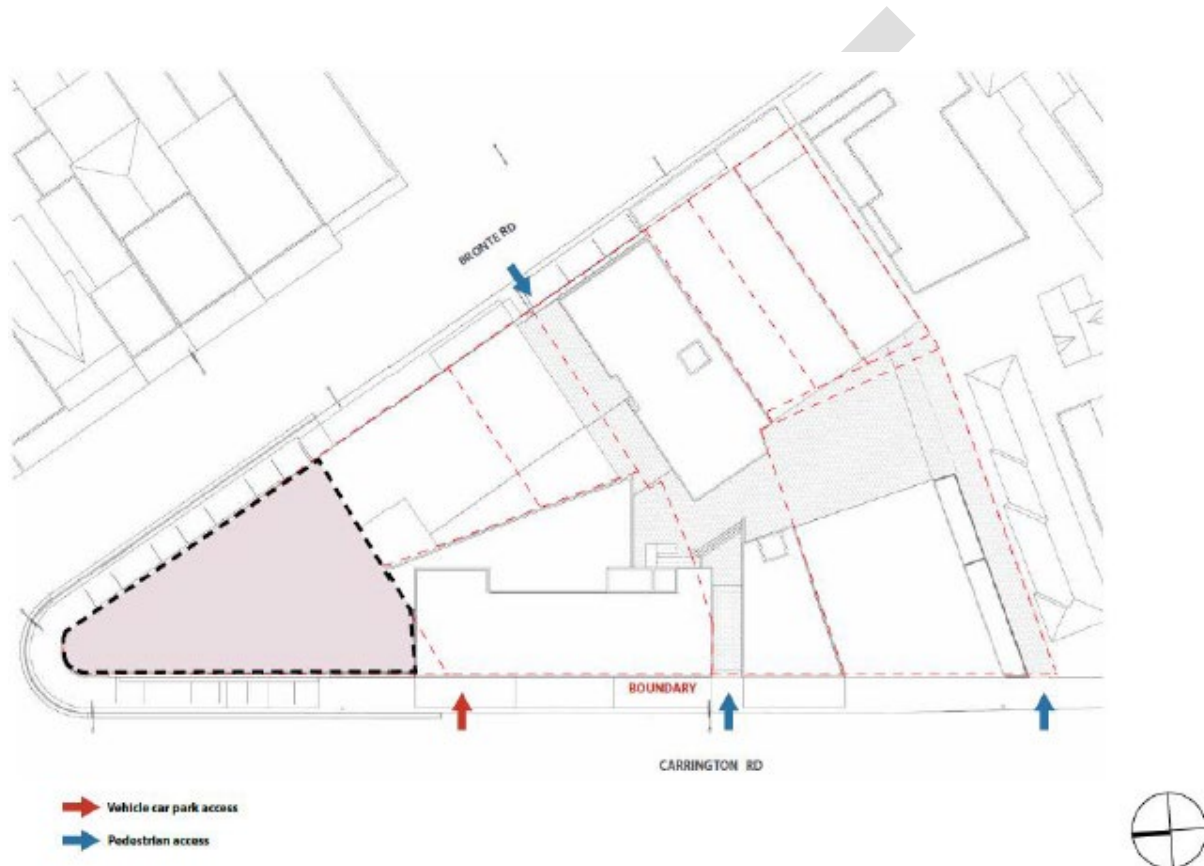


Figure 9: Charing Square Precinct – Vehicle and Pedestrian Access

1.9 Waste

Objectives

- (a) To ensure new developments and changes to existing developments are designed to minimize waste generation and maximize resource recovery.
- (b) To encourage waste storage facilities that are designed to enable source separation for recovery
- (c) To ensure waste and recycling systems are easy to use and complement Council's waste and recycling services.
- (d) To promote safe practices for storage, handling and collection of waste and recycling.
- (e) (e) To prevent stormwater pollution that may result from poor waste and recycling storage and management practices.
- (f) To minimise amenity impacts during the storage, use and collection of waste and recyclables.
- (g) To prevent impacts to the environment that may result from litter, excess waste and illegal dumping.
- (h) To minimise interference of waste collection on pedestrian access, safety and amenity.
- (i) To minimise interference of waste collection on local traffic.

Controls

- (a) Development is to comply with the requirements of B1 Waste of the DCP.
- (b) Bins are not to be presented on street for collection.
- (c) On-site collection is to be provided for, and where possible to be collected from within a building footprint.
- (d) Where appropriate, residential and commercial waste collection is to be separated.

1.10 Staging

Objective

- (a) To ensure the orderly delivery of development within the precinct

Controls

- (a) With any Development application, details of how the remaining portions of the precinct can be delivered and accessed, including publicly accessible open space.

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1.11 High-Performance Buildings and Site Resilience

Objectives

- (a) To encourage high level of sustainability across all elements of the precinct
- (b) To optimize opportunities for environmentally sustainable design to minimise carbon emissions, energy use, potable water use and waste.
- (c) To encourage a low-carbon, high-performance precinct to help Waverley work towards its target of net-zero emissions.
- (d) To ensure buildings are well-designed to minimize energy consumption as well as maximise the thermal comfort for the occupants.
- (e) To promote the use of on-site energy generation and storage, where possible
- (f) To ensure the site and buildings are designed to reduce potable water consumption.
- (g) To protect water quality and promote appropriate water harvesting and onsite storage and use of harvested/recycled water.
- (h) To minimise the impacts of the urban heat island effect.
- (i) To minimise the impacts of drought or water shortages.
- (j) To minimise impacts from severe storms or flooding events.
- (k) To support key environmental targets in Council's strategic plans.

Controls

- (a) The consent authority must be satisfied that any part of a building that is BASIX affected is to be rated at 5 BASIX points above the State-mandated target for water, 10 BASIX points above the State-mandated target for energy, and is to meet a 7 star NatHERS rating for thermal comfort.
- (b) The consent authority must be satisfied that the design of buildings and building services for any commercial part of a building must take appropriate measures to ensure the development is capable of achieving a 4.5 star NABERS (National Australian Built Environment Rating System) Water Commitment Agreement.

1.12 Signage

Objectives

- (a) To ensure a coordinated approach to signage in the public domain, including street frontages.
- (b) To provide for site specific controls, ensuring signage for the Charing Square Precinct is responsive to the context of the site

Controls

- (a) A signage strategy is to be developed that addresses proposed retail and commercial signage to the street frontages and internally to the publicly access
- (b) Signage sizes and dimensions are to be responsive to the prevailing streetscape, character and heritage conservation area whilst ensure clarity of wayfinding