

# DRAFT Paint Shop Sub Precinct Design Guide

Redfern North Eveleigh Precinct

July 2022



# Acknowledgement of Country

The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

We recognise this place has been a site for social activism, for change and core to Aboriginal rights movements, past and present. We want to celebrate Aboriginal peoples, their cultures, both ancient and contemporary and embrace their connections to the lands and waters of NSW.

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We recognise this place has an enduring connection for Aboriginal peoples and social activism, for change and has been at the core of Aboriginal rights movements, past and present. We want to celebrate Aboriginal peoples, their cultures, both ancient and contemporary and embrace their connections to the lands and waters of NSW. Published by NSW Department of Planning and Environment.

DRAFT Paint Shop Sub Precinct Design Guide

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# 1. Introduction

## 1.1. Land to which this Guide Applies

The Guideline applies to the land identified in Figure 1: Land Application Map.



Figure 1: Land Application Map

## 1.2. Commencement

The Design Guide commences on the day on which it is endorsed by the Secretary of the Department of Planning and Environment.

## 1.3. Amendments to this Guide

Any amendment to this Design Guide requires the endorsement of the Secretary of the Department of Planning and Environment.



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Refer to **Section 6: Glossary and Amendment Notes** for amendment notes to this Design Guide.

**Note:** *The Department has prepared this Design Guide based on Transport for New South Wales rezoning proposal dated July 2022. The draft Design Guide will be required to address comments received during the public exhibition period and undergo a full merit assessment by the Department.*

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## 1.4. Purpose and Application of this Guide

The purpose of this Design Guide is to support implementation of the statutory plan as it applies to the Paint Shop Sub Precinct by providing more detailed provisions to guide development.

It is given effect by reference in Division 5 Site specific provisions of the Sydney Local Environmental Plan (LEP) 2012. This Design Guide replaces the provisions of the Sydney Development Control Plan 2012 in so far as they apply to the sub precinct. The sections of this Design Guide inform the preparation, assessment and determination of Development Applications as follows:

- Section 1 sets out the land to which the Design Guide applies, administrative matters and the relationship to other elements of the planning framework that apply to the sub precinct.
- Section 2 contains the Vision and Principles for the sub precinct, which have informed the planning framework (including this design guide and relevant provisions of the Sydney LEP 2012). The vision and principles are to be considered when assessing whether a development application will deliver the intended outcomes for the sub precinct.
- Section 3 contains contextual information to assist with understanding how the sub precinct fits within the surrounding urban area including the remainder of the Redfern North Eveleigh Precinct, Redfern Station, and the surrounding locality. Section 3 provides reference analysis to assist with ensuring development applications appropriately integrate with the surrounding area.
- Section 4 contains specific design guidance for development applications in the sub precinct. Each section in Section 4 includes:
  - Objectives, that describe the intent of provisions and the anticipated outcomes; and
  - Provisions that specify numeric or performance based considerations to guide detailed design of development within the sub precinct.
- Section 5 lists documents that are referred to in this Design Guide and which provide more information and guidance for development applications.

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## 1.5. Relationship to Other Plans and Planning Instruments

The Design Guide forms part of suite of planning provisions that apply to the Paint Shop Sub Precinct. This includes Acts, Regulations and State environmental planning policies.

Relevant Acts and Regulations include:

- Environmental Planning and Assessment Act 1979
- Heritage Act 1977

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- Environmental Planning and Assessment Regulation 2000.

Relevant State environmental planning policies include:

- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

The Design Guide is subordinate to the Sydney LEP 2012 and other environmental planning instruments that apply to the sub precinct. Where a provision of this Design Guide conflicts with or is more onerous than a provision in the Sydney LEP 2012 or a State environmental planning policy, the Sydney LEP 2012 or the relevant State environmental planning policy prevails to the extent of the inconsistency.

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## 2. Vision and Principles

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### 2.1. Vision for the Precinct

The Redfern North Eveleigh Precinct (comprising of Paint Shop, Carrigeworks and Clothing Store Sub Precincts) will be a connected centre for living, creativity and employment opportunities that support the jobs of the future. An inclusive, active and sustainable place for everyone, where communities gather.

Next to one of the busiest rail stations in NSW, the Precinct will comprise a dynamic mix of uses including housing, creative and office spaces, retail, local business, social enterprise and open space. Renewal will draw on, celebrate, and respect the past, adaptively re-using heritage buildings in the Precinct and will acknowledge Redfern's existing character and particular significance to Aboriginal peoples, culture and communities across Australia. The Precinct will evolve as a high amenity local place, building positively to its surrounding urban fabric, contributing to a global context as an integral part of the Tech Central Innovation District.

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### 2.2. Locality Statement

When the Paint Shop Sub Precinct is complete, it will have potential to accommodate approximately 700 residents and 6,500 workers, adding to the growing innovation ecosystem of the broader Tech Central Innovation District. It will be a highly accessible place, providing good through walking, cycling and public transport.

The sub precinct will provide an exemplary public domain of open spaces, streets and pedestrian connections. Public open spaces, including parks and plaza areas will offer places for relaxation, recreation, collaboration, work and venues for community events. These spaces will support a high amenity and an activated environment that is integrated with smart technology, drawing tech and innovation industries to locate to Redfern North Eveleigh. The generously scaled main plaza associated with the Paint Shop will provide a gradual transition in section, mediating the significant change in levels between Wilson Street and the lower part of the sub precinct.

Built form will provide an appropriate transition from the low rise and fine grain scale of Wilson Street, industrial scale and texture within the curtilage of the robust industrial Paint Shop, to taller articulated tower structures close to Redfern Station.

Heritage listed items within the Paint Shop Sub Precinct will be key features and will be adaptively re-used to support a range of suitable employment and cultural uses that celebrate its unique heritage. Interpretive elements of the public domain and future buildings will acknowledge Redfern's existing heritage. Interpretive elements of the public domain and future buildings will acknowledge Redfern's existing character and particular significance to Aboriginal peoples, culture and communities across Australia.

The Paint Shop Sub Precinct will go beyond standard sustainability benchmarks in public domain design and ecologically sustainable development to support the NSW Government's net zero emissions target. Precinct scaled Green infrastructure will be integrated with Water Sensitive Urban Design (WSUD), while respecting the heritage fabric of the Paint Shop Sub Precinct to support a cool and green environment for residents, workers and visitors.

## 2.3. Principles

The principles of this Design Guide are to ensure:

- a) That the precinct and built form structure is primarily shaped by the public domain of open spaces and connections
- b) development of a diverse, activated and attractive precinct for living, creativity and employment opportunities that supports innovation and the jobs of the future;
- c) the Paint Shop Sub Precinct fosters connections with Country throughout the project design, development and delivery process and considers Aboriginal peoples' perspectives, stories, and history when making planning and design decisions;
- d) the heritage significance of the State Heritage Register listed Eveleigh Railway Workshops is conserved, enhanced, and adaptively reused to celebrate its unique heritage available for community, cultural and employment uses;
- e) a high quality public domain for use by the general community for passive recreation, working, collaboration, culture and living;
- f) built form contributes positively to the public domain with respect to scale and comfort appropriate to the function and use of the place;
- g) development responds appropriately to the sub precinct's context to minimise impacts on the amenity and urban character of the surrounding locality;
- h) new and adapted buildings and the public domain achieve design excellence and maximise the amenity of occupants and its overall environmental performance;
- i) development integrates green and WSUD infrastructure in the public and private domain to increase watered urban tree canopy cover and greening while respecting the Paint Shop Sub precinct industrial heritage;
- j) the movement network provides attractive tree-lined streets and interprets its heritage past with an emphasis on pedestrian and bicycle priority, and access to public transport; and
- k) new development responds appropriately to alleviate the impact of stormwater and flooding risk through the design and location of streets and open space and the design of buildings.

## Provision

1. Development within the Paint Shop Sub Precinct is to be generally in accordance with Error! Reference source not found.



Figure 2: Urban Strategy Map

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## 3. Urban Context Analysis

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### 3.1. Understanding Country

We understand Country not as a Western concept, but as an Aboriginal worldview. It is nature at a deeper level, where all things are interconnected and the spiritual underlies the physical. We understand that the Aboriginal sense of Country is that past, present and future are not confined by time, they merge into a continuum. Aboriginal thinking therefore embraces what was on Country before, what is there now and what might come back or evolve in the future. It is about a continuum of place too, where borders and boundaries are open to culture crossing Country, and where stories interconnect with surrounding Peoples.

Country commands care and respect. Respect between people, animals, plants and earth is required to keep Country healthy so Country can care for and sustain life. Aboriginal principles for sustaining Country are embedded in language, stories and Songlines which all reflect physical and spiritual understandings of the land. The diversity of traditional language groups, stories and Songlines reflects the diversity of Country's landforms and ecosystems. The significance of ceremony and lore between language groups ensures caring for Country principles and responsibilities to Country are shared across Australia. All things belong to Country, Country does not belong to anyone.

The Redfern North Eveleigh Precinct is located on Gadigal Country and is one of the most significant sites of contemporary Aboriginal Australia. It is also a hub of cultural, social and employment activity with strong historic and ongoing connections to local Aboriginal people and community organisations. Further, the broader Redfern and the surrounding area continues to be a significant site for Aboriginal people, both those who have lived in the area for generations and for other communities who identify with the political symbolism of this dynamic place. Redfern in particular has become iconic territory for the national Aboriginal rights movement.

This Design Guide establishes a Connecting with Country strategy to assist Transport for NSW and proponents to understand and implement Connecting with Country principles specific to the Redfern North Eveleigh Renewal Project. This is supported by the Redfern North Eveleigh Renewal Project Connecting with Country Framework, which aims to provide the project with a basis for co-designing with Country, through embedding continuing local Aboriginal engagement in processes and outcomes.



## 3.2. Local Context

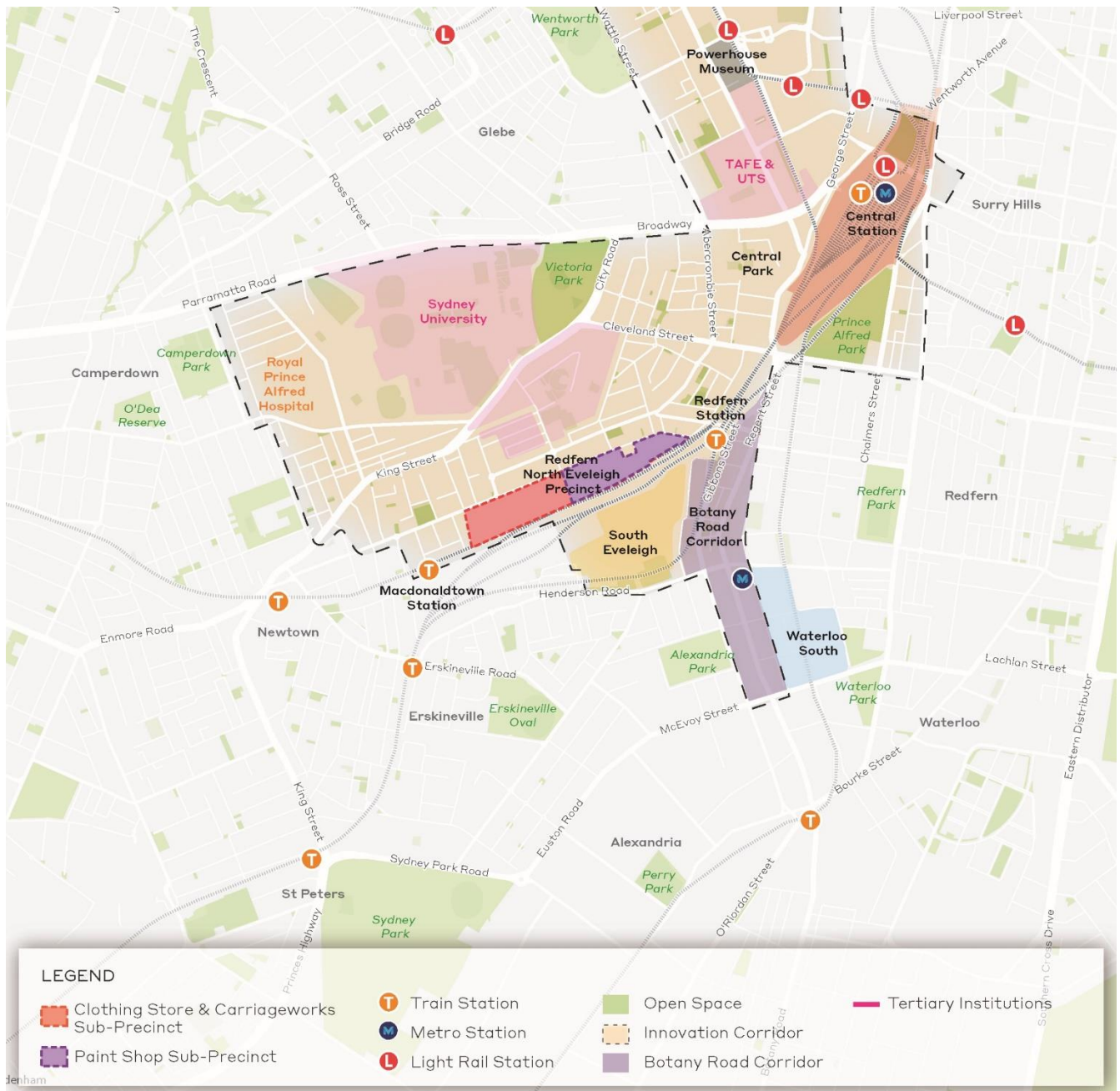
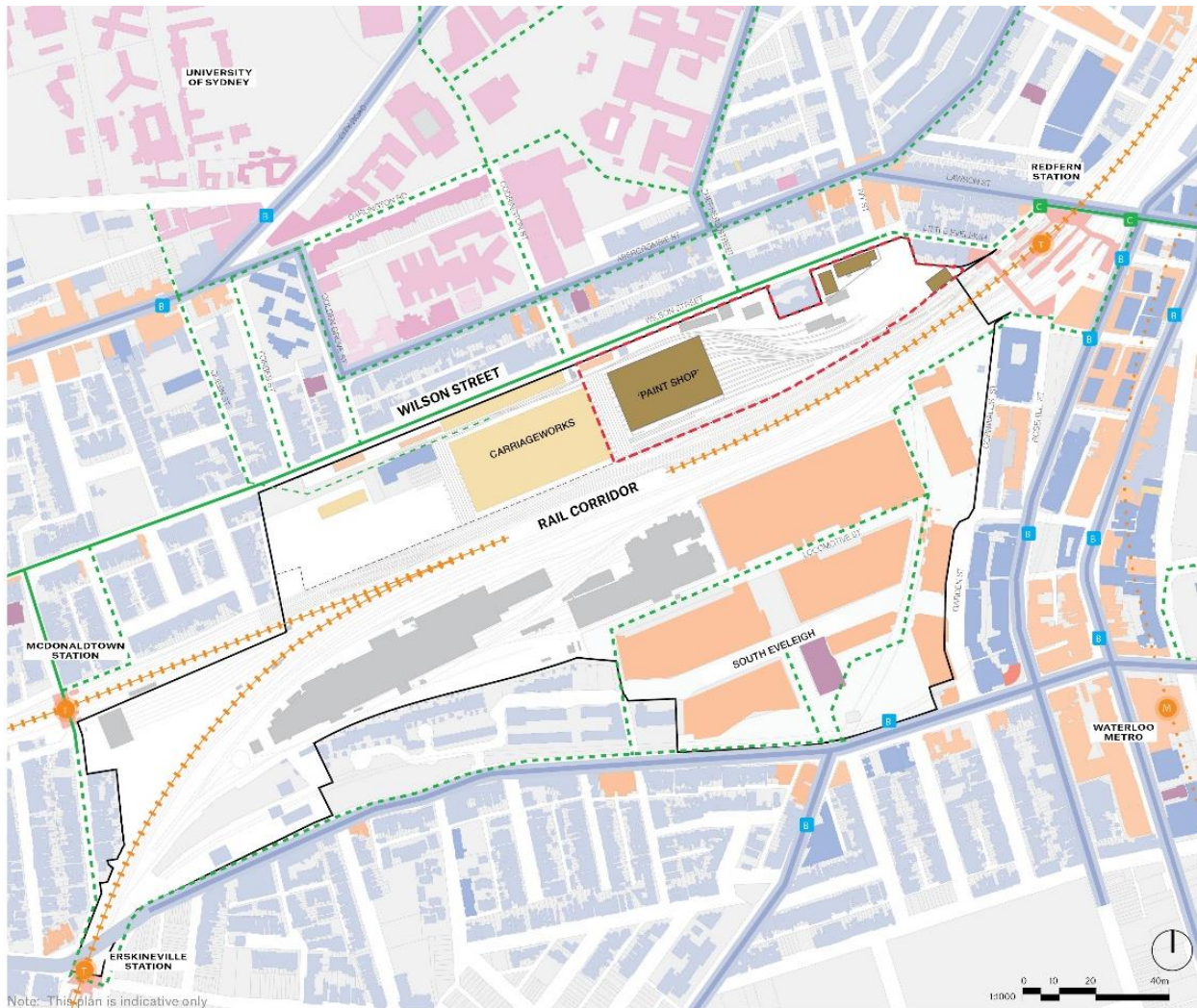


Figure 3: Local Context Map



### 3.3. Site Context



#### Key

##### Land Use

	Single & Low Density Resi.
	Med. & High Density Resi.
	Commercial
	Cultural / Arts
	Education
	Community / Church
	Transport / Civic

##### Transit

	Train station
	Bus stop
	Cycle Parking
	Designated bike path
	Bike friendly route
	Major road

##### Site Boundary

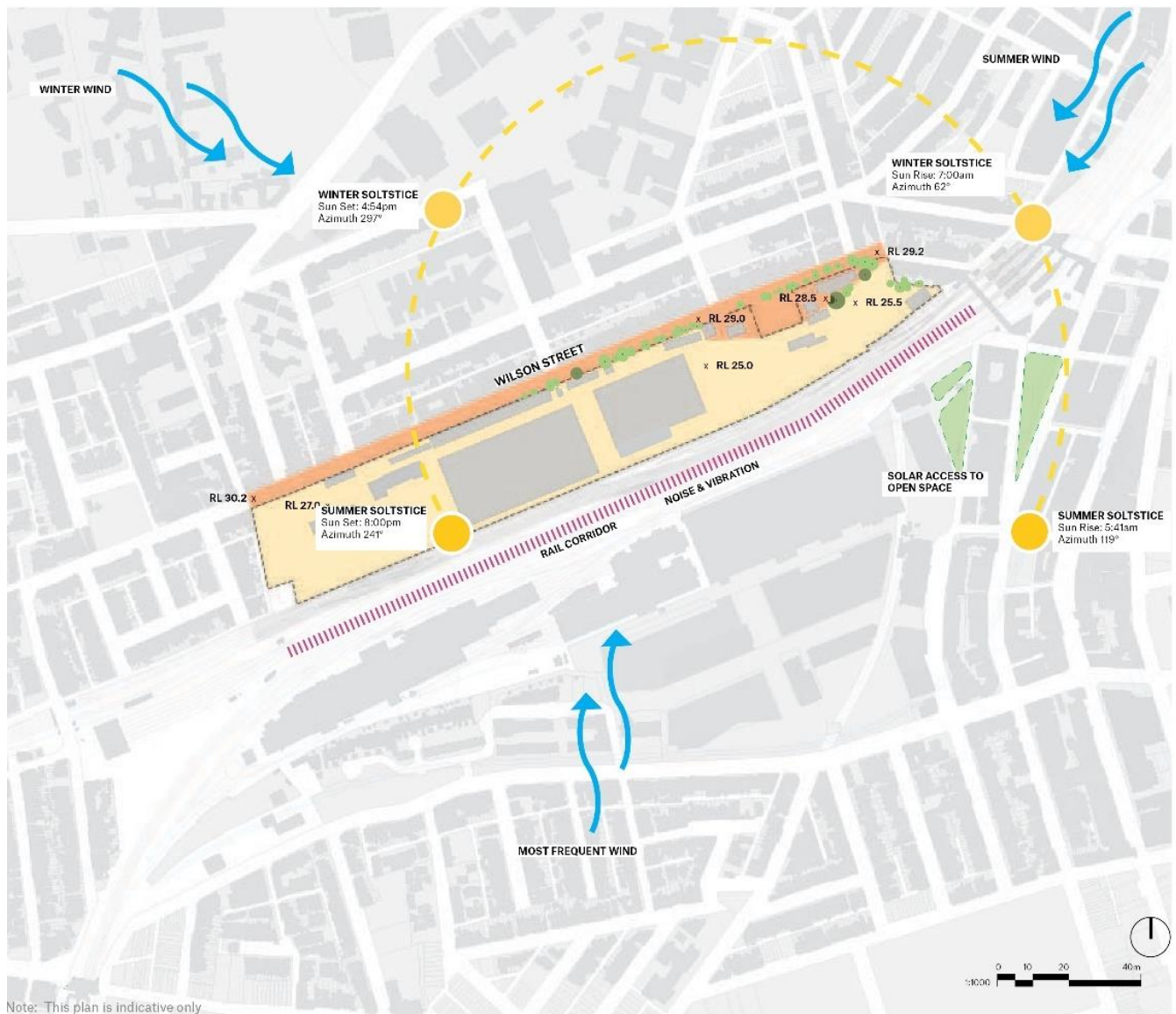
	Paint Shop Sub Precinct
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##### Heritage

	Eveleigh Railway - State Heritage Register
	Paint Shop sub precinct Heritage Items

Figure 4: Site Context Map

## 3.4. Environmental Context



### Key

#### Topography

RL 29.0 Wilson Street (Average)

RL 25.0 Site (Average)

#### Existing Tree Retention

High value tree to be retained

Moderate value tree to be retained

#### Environmental Impacts

Rail Corridor Noise and Vibration

Figure 5: Environmental Context Map

## 4. Design Guidelines

### 4.1. Connecting with Country

#### Objectives

- a) Ensure development acknowledges and embeds Country.
- b) Ensure development is 'improving health and wellbeing of Country' (Government Architect NSW, 2020).
- c) Ensure locally connected Aboriginal community voices are embedded into development of the Paint Shop Sub Precinct.
- d) Provide opportunities for collaboration and co-designing with Aboriginal for development within the Paint Shop Sub Precinct.
- e) Celebrate Aboriginal culture and language particularly as it relates to the past, present and future of this sub precinct.

#### Provisions

1. Development is to demonstrate how it has integrated the key design themes of the Redfern North Eveleigh Precinct Connecting with Country Framework (Balarinji, 2022).

**Note:** Transport for NSW maintains a copy of the 'Redfern North Eveleigh Precinct Connecting with Country Framework'.

2. Development is to revive and enliven pre-development landscapes and traditional uses of Country and language through:
  - a) encourage locally indigenous vegetation that enhances environmental quality, relationship to Country and optimises opportunities for habitat for endemic and native flora and fauna species;
  - b) acknowledging Aboriginal knowledge systems and how they can contribute to informing future building design and landscaping outcomes as an expression of Connecting with Country;
  - c) applying Connecting with Country Principles of the Redfern North Eveleigh Precinct Connecting with Country Framework (Balarinji, 2022) and opportunities to connect with Country through the design of built form, landscaping, wayfinding, public art and public domain, drawing on knowledge of Country held by local Aboriginal Knowledge Holders;
  - d) acknowledging and celebrating Aboriginal living cultures and site-specific stories of place through art, performance, and other creative expression involving the engagement of suitably qualified Aboriginal practitioners;
  - e) considering Aboriginal inclusion, comfort and access in the design and operation of publicly accessible space, including building forecourts, through-site links, retail spaces and hospitality venues; and
  - f) identifying opportunities to name streets, public places, and community facilities and provide wayfinding signage in local traditional language or implement dual naming. Where Aboriginal naming is adopted, consider providing physical material that outlines the pronunciation and



history behind the Aboriginal name, where appropriate and agreed to by relevant Aboriginal stakeholders.

**Note:** for Aboriginal naming and dual naming, the proponent is to consult with the NSW Geographical Names Board, local language subject matter experts and with Aboriginal stakeholder groups.

3. Development is to contribute to strengthening the sense of Aboriginal community in the Precinct, and where possible create spaces for the Aboriginal community to meet and connect.
4. Targeted engagement with the Aboriginal community is required to be undertaken prior to any Development Application to seek views:
  - a) on whether the proposed development impacts on existing or recent spaces or activities on the site, or on surrounding properties, that are important for Aboriginal communities;
  - b) on whether consider the proposed development impacts on the wider context of the Precinct being a place;
  - c) on how the development may best maximise the presence, visibility and celebration of Aboriginal peoples, organisations, businesses and living cultures.
5. Engagement activities are to be designed and led by Aboriginal-owned consultation advisories to ensure culturally secure practices.
6. Development applications for new buildings, alterations to or adaptive use of heritage buildings, or that propose or include parts of the public domain are to include an Aboriginal consultation report, that builds on the consultation undertaken as part of the as part of the SSP Studies Redfern North Eveleigh Precinct Connecting with Country Framework (Balarinji, 2022), and details:
  - a) pre-lodgement consultation activities;
  - b) the outcomes of consultation;
  - c) how these have informed planning and design of the proposed development; and
  - d) what mitigation measures are proposed to reduce any impacts to the areas of Aboriginal cultural value.

## 4.2. Public Domain

### 4.2.1. Public Domain and Open Space Network

#### Objectives

- a) Implement a “Country-centred” approach, a network of relationships through Country, human and non-human – all supporting each other.
- b) Establish a diverse range of types, uses and scales of public spaces throughout the Paint Shop Sub Precinct that encourage social interaction, collaboration and use by everyone.
- c) Achieve an adaptable public domain capable of accommodating a broad range of uses and events (including community events), experiences and activities.
- d) Achieve desirable public spaces with high levels of amenity addressing solar access, wind, safety, micro-climate, activity, circulation, seating and enclosure.
- e) Integrate the Paint Shop Sub Precinct with its surrounding areas providing a community focus and spaces for people to meet, walk, recreate and feel safe.

- f) Achieve well integrated interpretive heritage elements and public art to create a more visually interesting and culturally diverse public domain.
- g) Deliver an environmentally and socially sensitive and responsive design that ensures the environmental qualities of surrounding landscapes are maintained and not negatively impacted.

## Provisions

1. Public open space is to be provided in the locations identified in **Figure 6: Publicly Accessible Open Space Map**, and in accordance with the standards set out in **Table 1: Publicly Accessible Open Space Characteristics**.
2. Prior to determination of the first Development Application that proposes new buildings of a total gross floor area greater than 5,000sqm or proposes new public domain elements (or a combination), an overarching Public Domain Concept Plan for the Paint Shop Sub Precinct is to be submitted to the consent authority.  
  
The overarching Public Domain Concept Plan is to be prepared in consultation with community and stakeholders and is to include strategies for:
  - a) the coordinated siting and design of buildings, utilities, streets, parks and plazas within the Paint Shop Sub Precinct;
  - b) building entries and finished ground floor levels are accessible from the public domain and publicly accessible spaces;
  - c) appropriate management of water to avoid flooding impacts and ensure an integrated approach to water cycle management and Water Sensitive Urban Design (WSUD); and
  - d) the relationship of finished ground levels within the precinct and adjoining sub precincts and streets, particularly Wilson Street and Little Eveleigh Street, and to Redfern Station, to ensure accessibility for pedestrians, cyclists, vehicles for people of all abilities.
  - e) Connecting with Country design strategies are coordinated across the public domain; and
  - f) a cohesive approach to street trees and other vegetation, paving/hard surfaces and street furniture (lighting, seating, bins, play equipment, etc) is established.
3. Provision 4.2.1(2) does not apply to the Development Site E1 if it is the first site to be developed to the extent that the Public Domain Concept Plan need only apply to Zone 1 on the Figure 6: Publicly Accessible Open Space Map.
  - a) The requirement for the Zone 1 Public Domain Concept Plan under provision 4.2.1(3) does not infer the requirement to build and deliver the full extent of public domain defined by the Zone in **Figure 6: Publicly Accessible Open Space Plan**.
4. A detailed public domain plan is to be prepared as part of any future Development Application that proposes new buildings and/or new public domain elements.
5. Where a detailed public domain plan is required, it is to:
  - a) incorporate place principles and a movement plan that demonstrates how the site has been designed to deliver high quality, co-ordinated public places that include (where appropriate):
    - i. deep soil areas, street trees and other vegetation
    - ii. paving and other hard surfaces
    - iii. lighting
    - iv. seating
    - v. bicycle parking spaces for share bikes and visitors

- 
- vi. bins
  - vii. signages, including wayfinding signs
  - viii. public art
  - ix. heritage interpretation.
- b) be consistent with the Public Domain Concept Plan that specifies finished ground levels at key locations within the public domain and publicly accessible spaces
  - c) consider the NSW Movement and Place Framework, in particular the Core Process and the nine core indicators where applicable
6. Ensure design is consistent with Connecting with Country Framework and prioritising 'Country'.
  7. The design of the public open space is to demonstrate consideration of the site's historic (pre and post contact) use and function, including heritage interpretation that reflects the historic pattern of movement by railway staff that previously worked there.
  8. Landscaping and design of publicly accessible open spaces is to be of high quality, creating interest and character through elements including endemic and native tree species, well integrated public art and quality materials and furniture.
  9. Landscaping and choice of materials is to respond to the character of each space and is to unite and relate to the other spaces within the Paint Shop Sub Precinct.
  10. For publicly accessible open space within the Paint Shop Sub Precinct, development is to enable 50% of the total area to receive sunlight for a minimum of 4 hours between 9am to 3pm on 21 June.
  11. Despite **Provision 4.2.1(10)**, development is to enable 50% of the total area of Lower Plaza to receive sunlight for a minimum of 3 hours between 9am to 3pm on 21 June.
  12. The public domain is to provide a comfortable environment, in particular for wind and solar access, suited for the intended purpose of its various parts: sitting, standing and walking.
  13. Design of the public domain is to integrate stormwater and floodwater management and green infrastructure (**refer to Provision 4.5.6 and 4.5.8**).
  14. Provide a safe play area/playground for children that are to:
    - a) visually and physically connect, address and respond to other recreation spaces;
    - b) provide separate areas for different age groups that suit their needs and abilities;
    - c) provide space for active play;
    - d) have at least 4 hours of solar access to 50%;
    - e) enable clear lines of sight to allow for guardian supervision;
    - f) be located away from main entrances, car parking areas and vehicle circulation areas, pollution, noise sources and away from living and bedroom windows of residential dwellings; and
    - g) be vandal and graffiti resistant;



Figure 6: Publicly Accessible Open Space Map

Table 1: Publicly Accessible Open Space Characteristics

Name and Type	Requirements	Guidelines
<b>Eastern Park</b>	<ul style="list-style-type: none"> <li>Minimum area of 3,800sqm</li> <li>Deep soil planting throughout</li> </ul>	<ul style="list-style-type: none"> <li>Primarily for passive recreation.</li> <li>Has a predominantly open, natural character, with large grassed areas dominating the open space area.</li> <li>Potential inclusion of small scale play facilities, integrated within the landscape</li> <li>Provides for a welcoming place for the Aboriginal community.</li> <li>Is co-designed with the local Aboriginal community to connect to a deep sense of time and place.</li> <li>Integrates soft landscaping elements and extensive canopy tree planting.</li> <li>Several passive recreational facilities such as seating, bins and BBQ facility.</li> </ul>



Name and Type	Requirements	Guidelines
		<ul style="list-style-type: none"> <li>• Incorporates high quality embellishments, including bins, wayfinding signage, lighting and public art / heritage interpretation elements.</li> <li>• Is integrated with the location, heritage character, form, materiality and context of the Chief Mechanical Engineer's Building and Science building, with outdoor dining opportunities.</li> <li>• Incorporates a two-storey community pavilion located along the eastern edge.</li> <li>• Shade trees are incorporated into the design of the green space.</li> <li>• New pathways along the edges of the park.</li> <li>• Is designed to incorporate proposed one-way shared zone that exits to Little Eveleigh St and Ivy Lane.</li> <li>• Maintain and protects significant and important existing trees.</li> </ul>
<b>Public Square</b> <b>Plaza</b>	<ul style="list-style-type: none"> <li>• Minimum area of 6,900sqm</li> <li>• Retains industrial heritage fabric including fan of tracks where possible, and reinterprets heritage elements</li> </ul>	<ul style="list-style-type: none"> <li>• Is a multi-functional urban space that is primarily for passive recreation.</li> <li>• Caters for potential outdoor dining/seating opportunities in localised areas that enjoy favourable solar, wind and acoustic conditions.</li> <li>• Existing fan of tracks are retained and integrated into overall design of the square.</li> <li>• Softscape ground cover to be integrated between the fan of tracks.</li> <li>• Integrates with the Suburban Car Workshop structure.</li> <li>• Provides a variety of outdoor spaces including areas open to the sky and areas sheltered by the Suburban Car Workshop structure.</li> <li>• Designed to accommodate major community events and gatherings.</li> <li>• Enables large temporary markets and provide for staged and/or seated performances.</li> <li>• Is fronted by retail and café/restaurant uses, including the opportunity for alfresco dining on edges fronting the square.</li> <li>• Incorporates bleacher seating along the northern edge to manage level changes to Wilson Street.</li> <li>• Incorporates a one-storey community pavilion located toward the eastern portion of the square.</li> <li>• Trees and vegetation to be located across the plaza where possible, subject to consideration of potential heritage impacts.</li> </ul>

Name and Type	Requirements	Guidelines
		<ul style="list-style-type: none"> <li>Trees are to be prioritised in areas outside the fan-of-tracks, including the sloped Wilson Street edge, and Shepherd Street extension.</li> <li>Planting within the area that is occupied by the fan-of-tracks should be generally limited to low-level plants with some trees, subject to consideration of potential heritage impacts.</li> <li>Incorporates high quality embellishments, including seating, bins, wayfinding signage, lighting and public art / heritage interpretation elements.</li> </ul>
<b>Lower Traverser Plaza</b>	<ul style="list-style-type: none"> <li>Minimum area of 1,800sqm</li> <li>Retains industrial heritage fabric</li> </ul>	<ul style="list-style-type: none"> <li>Retains original scale, form and relationships of industrial outdoor space between the Paint Shop building and Carriageworks building.</li> <li>Opportunities to accommodate major community events and gatherings.</li> <li>Enables large temporary markets and provide for staged and/or seated performances.</li> <li>Opportunities for temporary break out spaces and everyday urban spaces for outdoor working, meeting and breaks.</li> <li>Minimal interventions of environmental systems such as shade, green cover, water management.</li> </ul> <p>Incorporates embellishments, including seating, bins, lighting and public art / heritage interpretation elements.</p>
<b>Upper Traverser Plaza</b>	<ul style="list-style-type: none"> <li>Minimum area of 500sqm</li> </ul>	<ul style="list-style-type: none"> <li>An urban space fronting Wilson Street to meet, wait, gather and view from south across Lower Traverser.</li> <li>Primarily for passive recreation.</li> <li>Integrates soft landscaping elements.</li> </ul>

## 4.2.2. Movement Networks (streets, lanes, pedestrian and shared linkages)

### Objectives

- a) Create a clear and direct east-west extending through the Paint Shop Sub Precinct from Redfern Station to Carriageworks to:
  - i. prioritise pedestrian movement and connections;
  - ii. provide a pedestrian and bicycle network that connects public parks and plazas within the Paint Shop Sub Precinct; and
  - iii. link with the existing pedestrian and bicycle network and to public transport stops and stations in the immediately surrounding area.
- b) Provide a movement network that promotes public transport, walking and cycling.
- c) Ensure that the street network provides a high level of amenity, comfort and safety for all users.

- d) Ensure the movement networks are designed and dimensioned to comfortably and safely accommodate anticipated pedestrian and vehicle volumes.
- e) Restrict the location of vehicular entries to buildings and loading/service areas to maximise amenity and safety of people.
- f) Integrate water sensitive urban design and utilities within the street reservation, ensuring that tree canopy and other landscape elements are watered.
- g) Reinforce street edge conditions that significantly contribute to the characteristics of a heritage conservation area.
- h) Future detailed design is to minimise conflict between active transport uses, pedestrian and bike paths.

#### 4.2.2.1. Street Network

##### Provisions

- a) The movement network is generally in accordance with **Figure 7: Street Network, Hierarchy and Circulation**
- b) All streets are to be designed and constructed generally in accordance with the standards set out in **Table 2: Indicative Street Types** and **Figures 10-23: Typical Sections**, and with the City of Sydney's Streets Design Code.
- c) Sydney Trains access to the operational rail corridor for emergencies and maintenance is to be provided generally as shown on **Figure 7: Street Network, Hierarchy and Circulation** and in accordance with relevant Sydney Trains specifications.
- d) Streets are to be finished in accordance with detailed the public domain plan (refer to **Provision 4.2.1**) to be submitted to the Consent Authority at development application stage.
- e) Public domain works are to incorporate underground utilities within the street reservation as agreed with the Consent Authority and in a manner that facilitates street tree planting.
- f) The design of streets are to provide appropriate soil volumes and subsoil drainage to support street tree planting, where provided.
- g) Vehicular access points for all developments buildings are to be consolidated to minimise disruption to pedestrians and are to be situated in accordance with **Figure 8: Movement and Access**.
- h) Traffic management devices are not to impede cycle or pedestrian movements
- i) Where feasible, new streets are to incorporate water sensitive urban design techniques such as landscaped swales to improve the quality of groundwater and water entering the waterways and tree bays.
- j) New streets allow tolerances for smart plumbing

#### 4.2.2.2. Pedestrian Network

##### Provisions

1. The pedestrian network is to: be aligned with key pedestrian desire lines;
  - a) seamlessly integrate with existing street networks (Wilson Codrington etc) and considers future networks in the adjacent Carriageworks and Clothing Store sub precincts

- b) have generous widths to accommodate the current and future anticipated peak hour pedestrian flows;
- c) be designed to incorporate opportunities for respite and pause away from primary pedestrian flows;
- d) be supported by active frontages; and be designed to support access for people of all abilities.
- e) Shared zones are to be provided in accordance with **Figure 7: Street Network, Hierarchy and Circulation** and prioritise the pedestrian over vehicles including all forms of micro mobility.

#### 4.2.2.3. Shared Zones

##### Provisions

1. Shared zones are to be provided in accordance with **Figure 7: Street Network, Hierarchy and Circulation**.
2. Shared zones are to be designed to:
  - a) encourage a low speed limit of 10km/hr in accordance with Transport for NSW's technical direction on the 'Design and implementation of shared zones including provision for parking (TTD 2016/001)'
  - b) allow pedestrian and cyclists to safely share the space with vehicles
  - c) provide alternative paving materials to pedestrian footpath zones
  - d) have no raised kerbs (if drainage considerations allow)
  - e) provide adequate tactile or other clues for visually impaired people including options for 'safe' spaces (normally along the building line) if a traditional kerb line is not provided.

#### 4.2.2.4. Through Site Links

##### Provisions

1. Through-site links are to be an easement on title unless identified for dedication to Council.
2. Through-site links are to be designed to:
  - a) have a minimum width of 6m, unless an alternative width is justified through the design excellence process;
  - b) be direct and publicly accessible;
  - c) allow visibility along the length of the link to a publicly accessible space or public domain;
  - d) be open to the sky, as much as is practicable subject to wind conditions;
  - e) apply the following requirements where a through site link is proposed to be screened overhead:
    - a. the screen is to be located above the uppermost habitable floor of the podium; and
    - b. the screen is to be of a transparent material to maximise access to natural daylight.
  - f) be easily identified by users and have a public character;
  - g) include signage advising of the publicly accessible status of the link and the places to which it connects;
  - h) be clearly distinguished from vehicle accessways;

- i) align with breaks between buildings so that views are extended and there is less sense of enclosure;
- j) provide active edges and opportunities for natural surveillance;
- k) include materials and finishes (paving materials, tree planting, furniture etc.) integrated with adjoining streets and public spaces and be graffiti and vandalism resistant;
- l) ensure no structures (for example, electricity substations, carpark exhaust vents, swimming pools etc) are constructed in the through-site link;
- m) include landscaping to assist in guiding people along the link while enabling long sightlines; and
- n) be accessible 24 hours a day.

#### 4.2.2.5. Arcades

##### Provisions

1. Arcades are to be provided in the indicative locations identified in **Figure 8: Movement and Access**.
2. Arcades are to be designed to:
  - a) be located at ground level;
  - b) be 6m in width at the ground level;
  - c) have a minimum vertical height clearance of 8m, with the exception of internal bridge crossings at upper levels;
  - d) have no columns intruding into the arcade;
  - e) be lined with active uses;
  - f) be open at each end to open air;
  - g) be accessible at least between 6.00 am and 10.00 pm each day; and
  - h) be aligned directly between streets/lanes so that each end of the link can be seen from the other where possible.
  - i) The ground level within arcades is to provide a consistent fall in levels without the use of steps and/or ramps.



Figure 7: Street Network, Hierarchy and Circulation

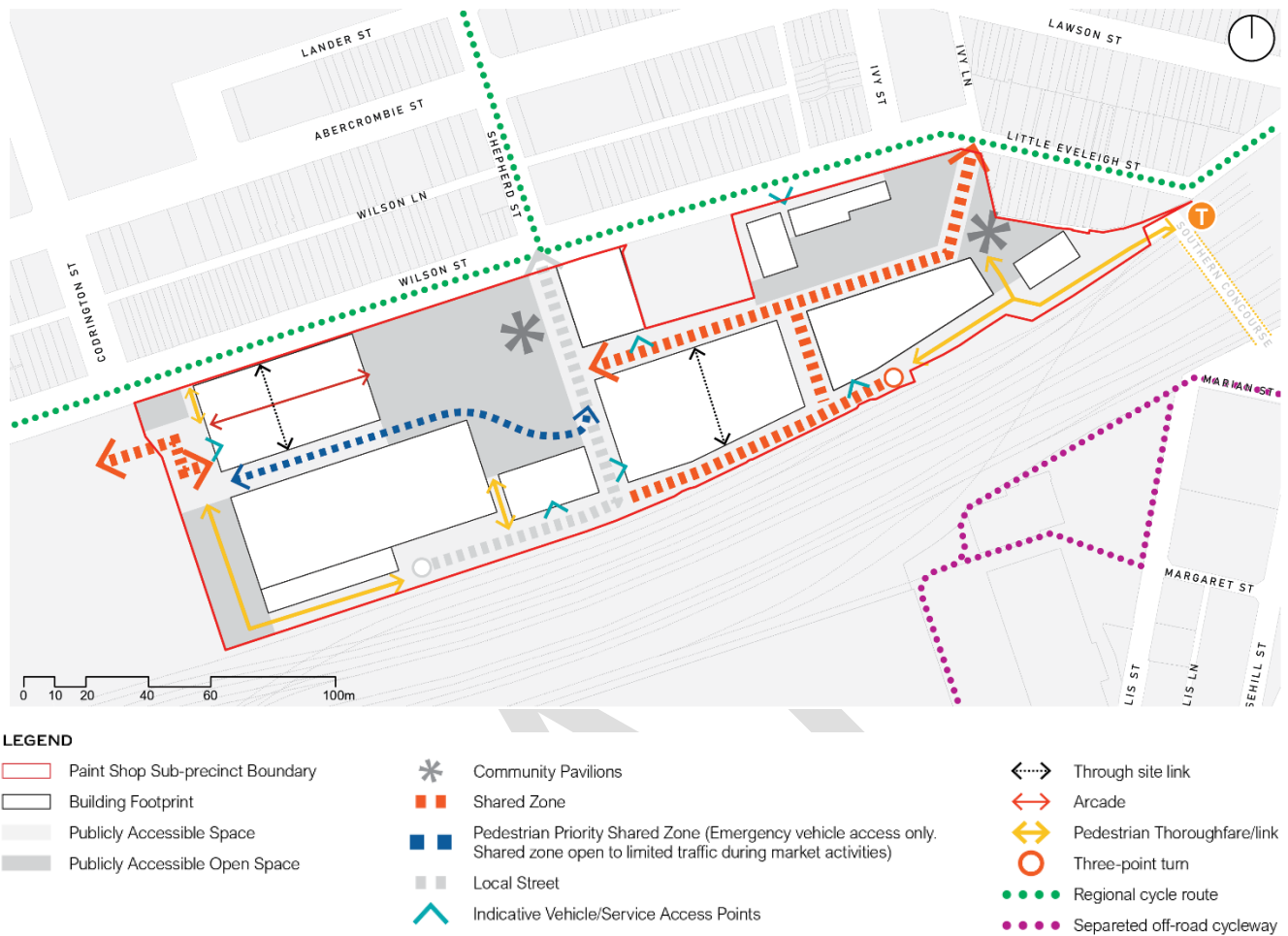


Figure 8: Movement and Access

Table 1: Indicative Street Types

Type	Reservation Width	Carriageway width	Pedestrian and planting zone	Shared Zone width	Flex zone (including planting, parking and street activity zone)
Local Street <i>Wilson St (existing)</i>	19.5m	2 x 2.9m travel lanes 2 x 2.1 parking lanes 1 x 2.4m bi-directional cycle lane	1 x 3.1m north side 1 x 3.6-4.4m south side	-	-
Street type 1a – One way shared zone	13.3-14.4m	-	-	1 x 4m travel lane	2 x 1.8-5.3m zone
Street type 1b – One way shared zone along rail corridor	12.1m	-	-	1 x 4m travel lane	2 x 3.1-4.9m
Street type 1c – Two way shared zone	9m	-	-	1 x 6m travel lane	1 x 3.0m zone north (no planting with removable bollards)



Type	Reservation Width	Carriageway width	Pedestrian and planting zone	Shared Zone width	Flex zone (including planting, parking and street activity zone)
Street type 2 – Internal road	13.7m	2 x 3.0m travel lanes	4.2m east side 3.5m west side	-	-
Street type 3 – Heritage industrial shared zone	12.2m	-	-	1 x 4.0m travel lane	2 x 3.1-5.1m zone
Street type 4 – Service lane	17m	2 x 3.0m travel lanes 2 x 5.4m perpendicular parking lanes	3.5m north side 1.8m landscape zone along rail corridor	-	-



Figure 9: Location of Typical Sections

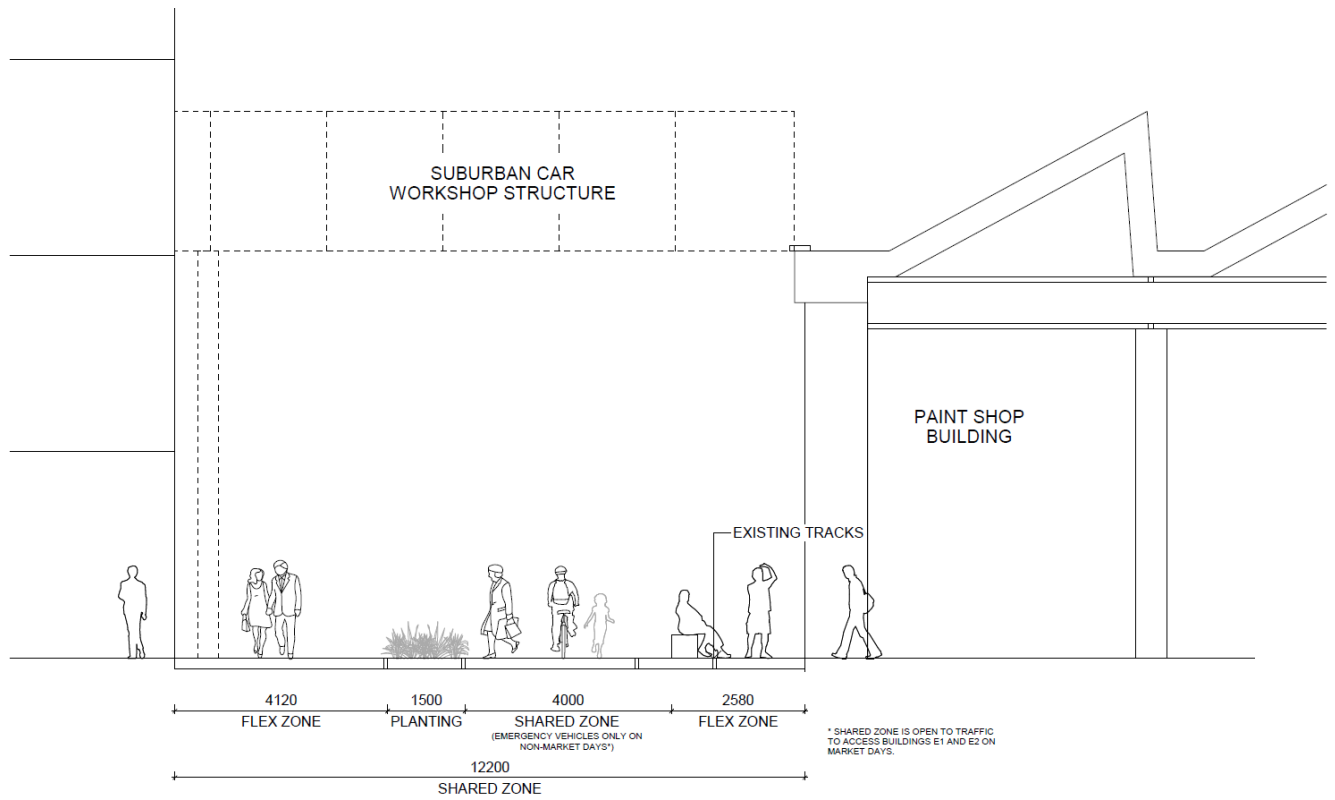


Figure 10: Section A – Heritage Shared Zone at the Paint Shop

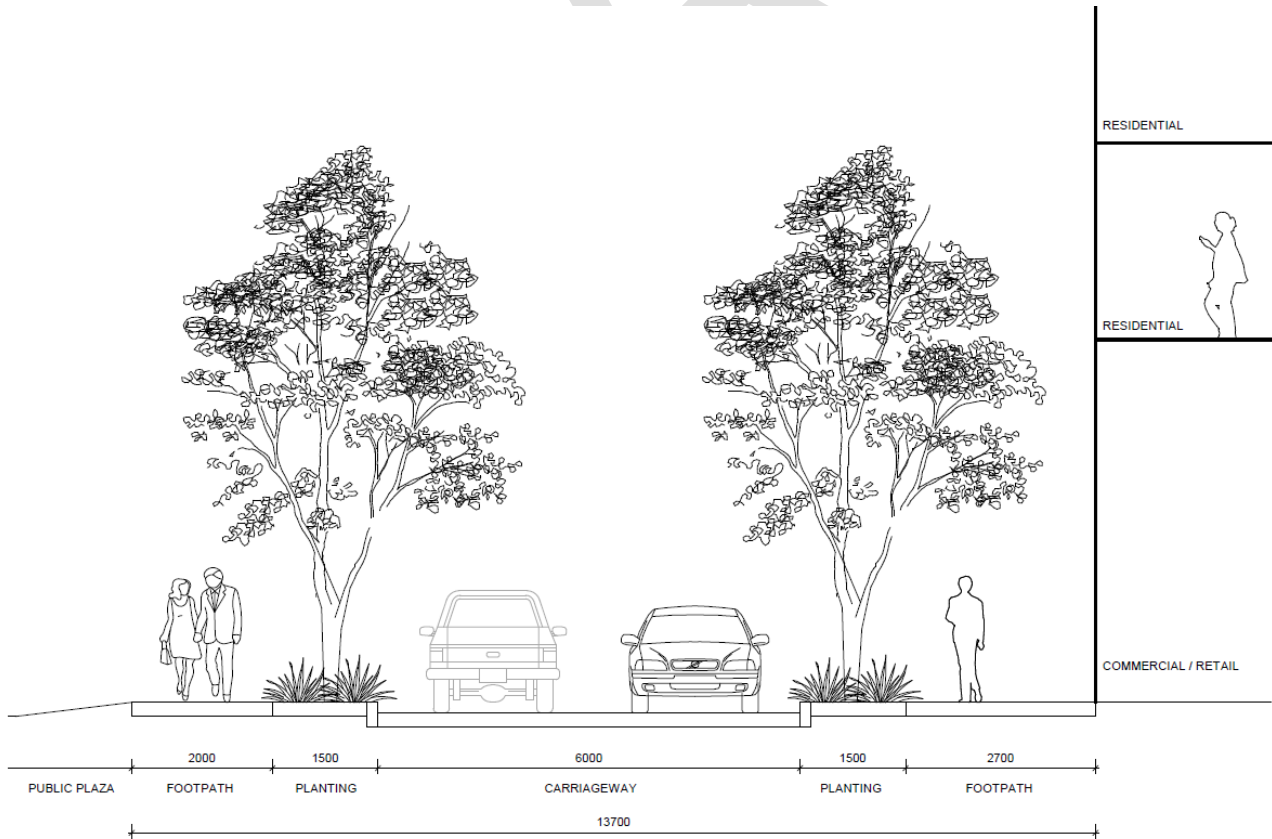


Figure 11: Section B - North-South Street from Shepherd Street



Figure 12: Section C - East-west Street at CME Building Looking East

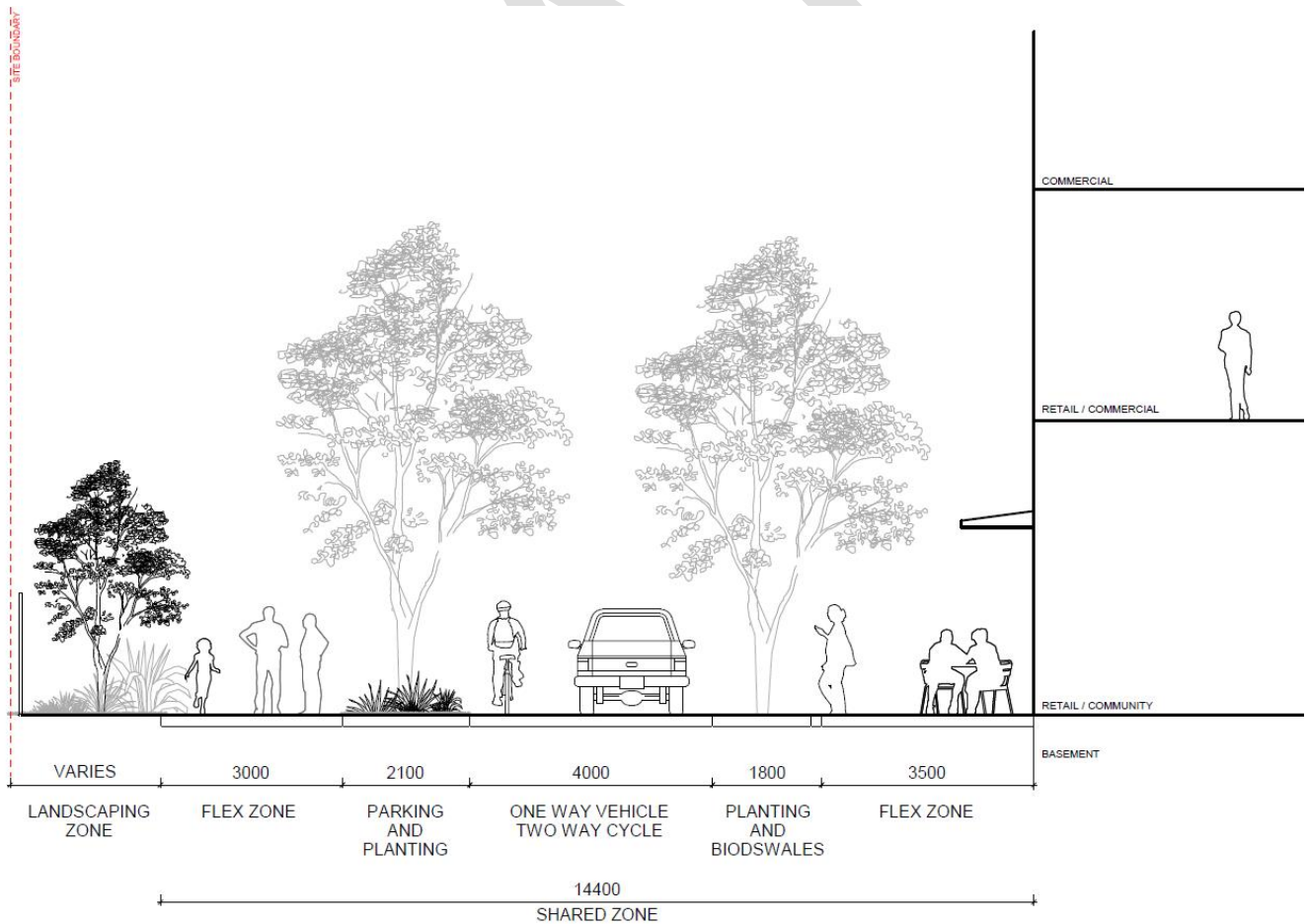


Figure 13: Section D - East-west shared zone

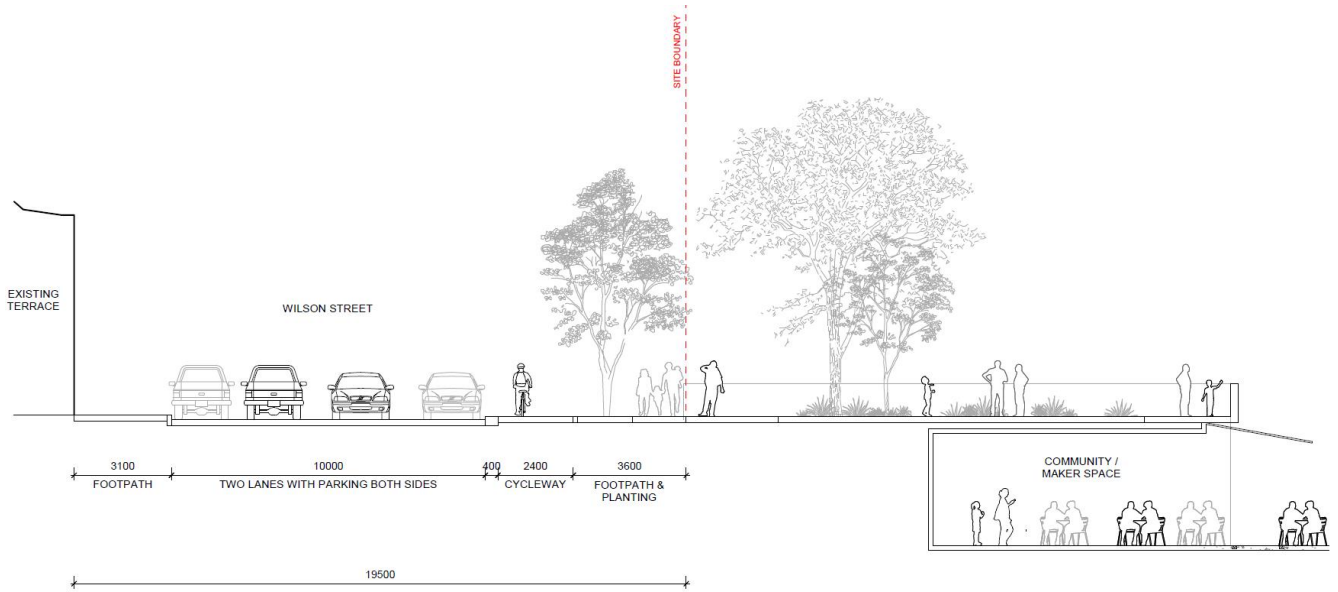


Figure 14: Section E – Wilson Street and Upper Traverser

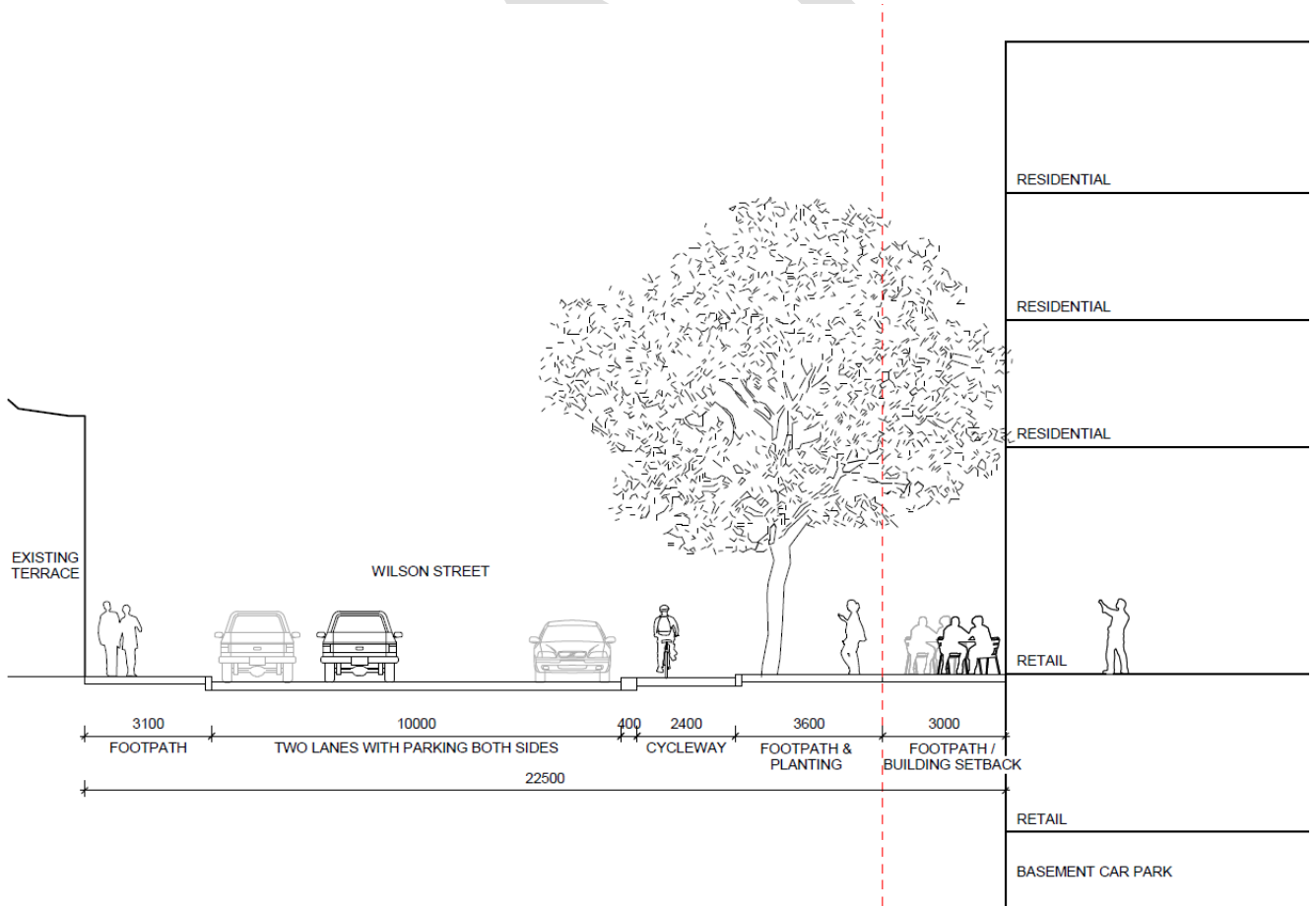


Figure 15: Section F – Wilson Street (West)

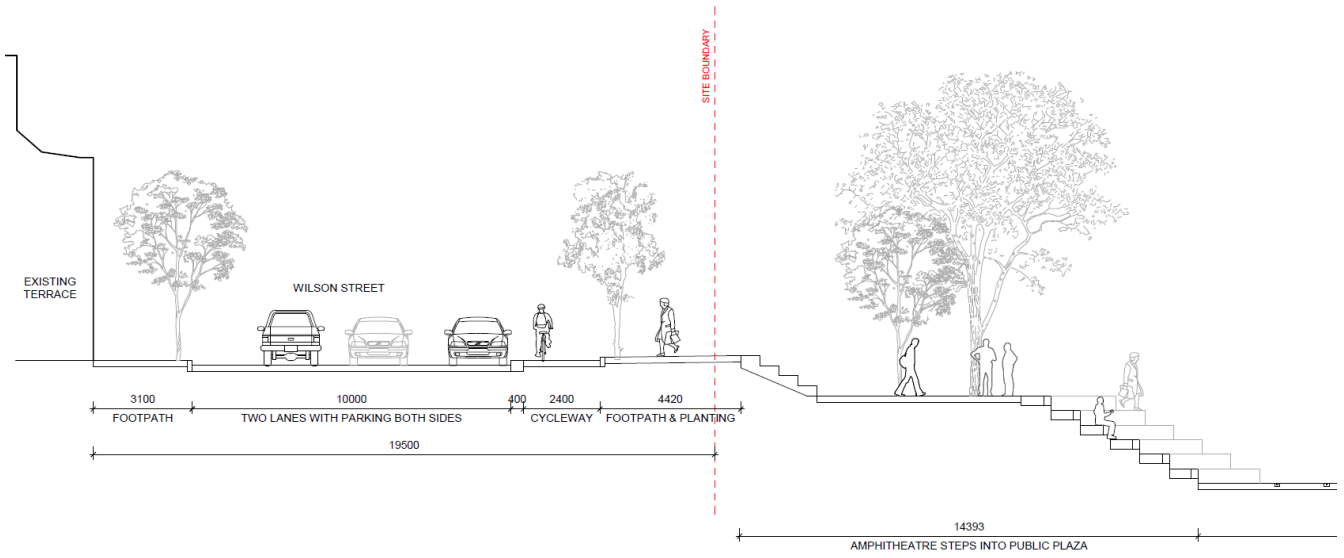


Figure 16: Section G – Wilson Street and Public Square

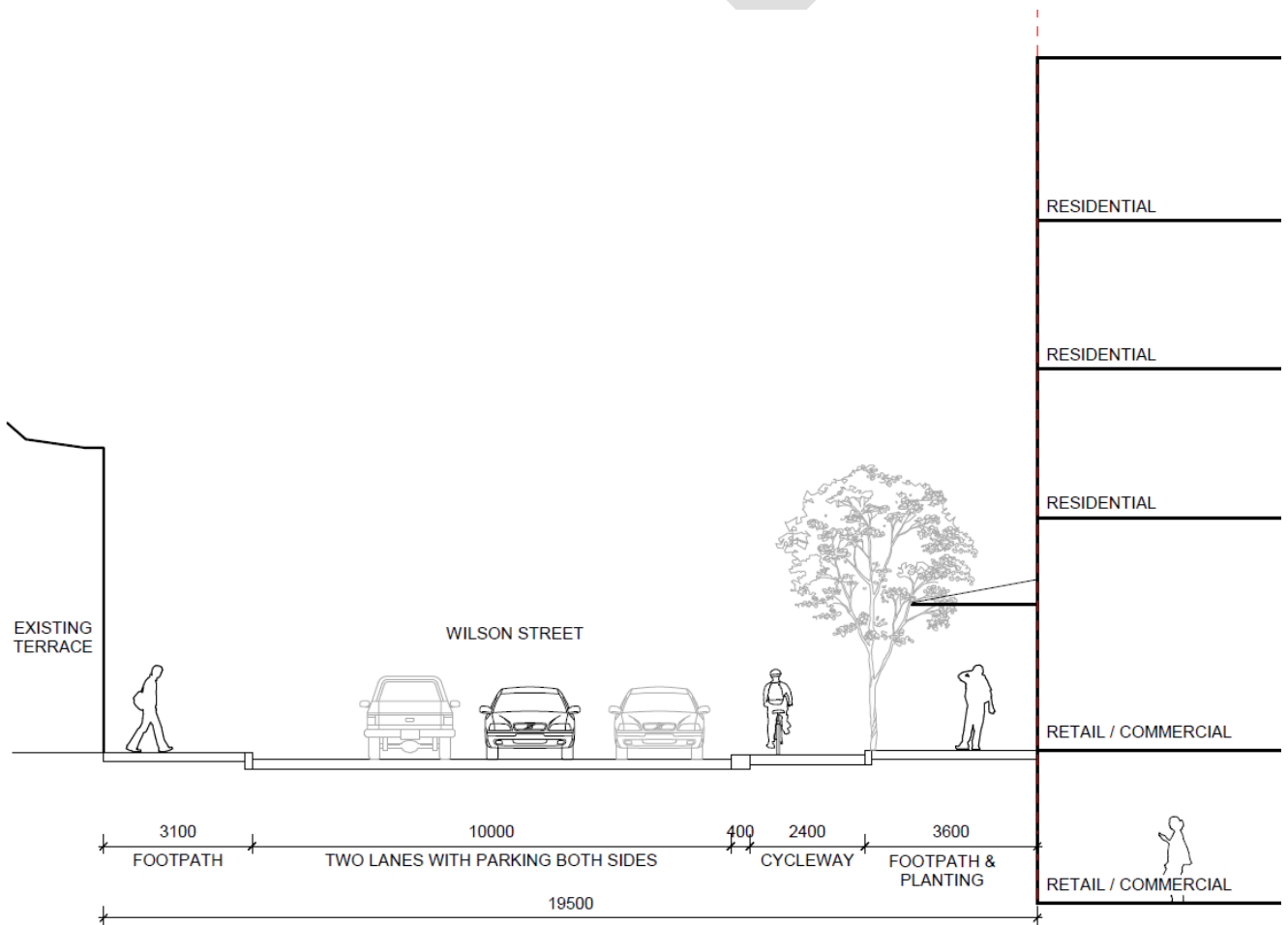


Figure 17: Section H – Wilson Street (Central)

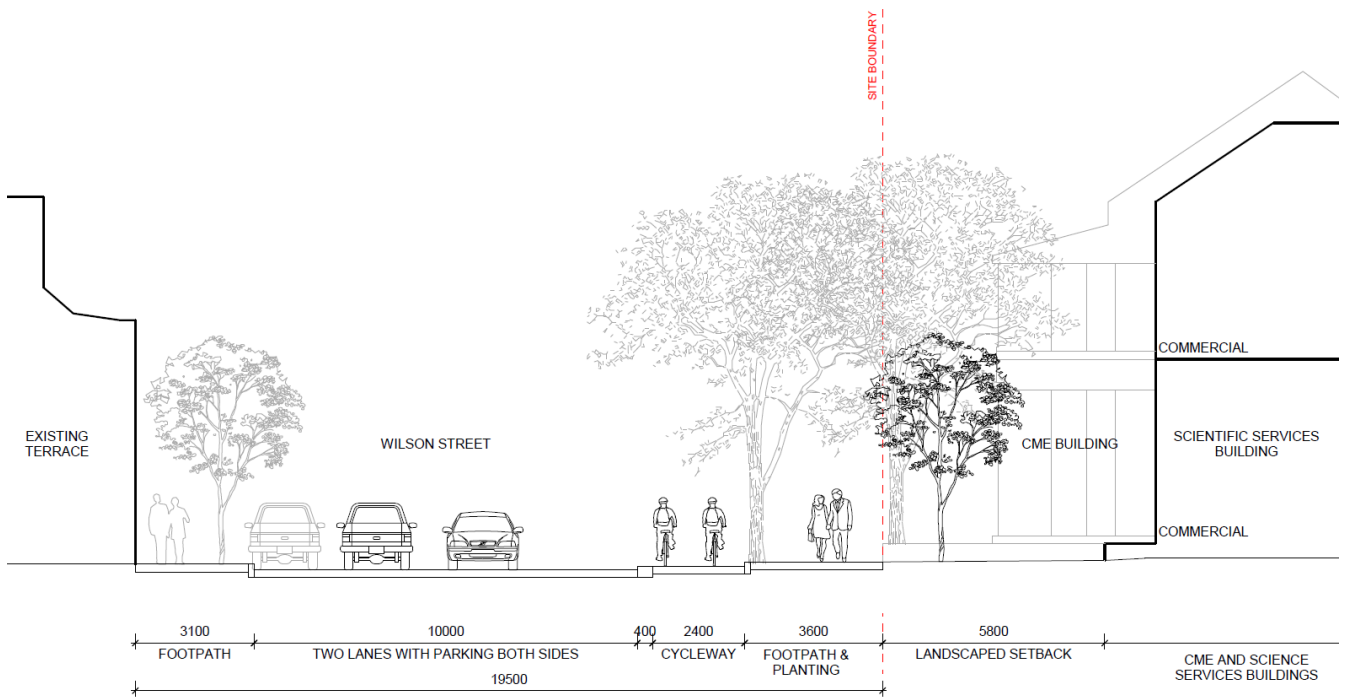


Figure 18: Section I – Wilson Street

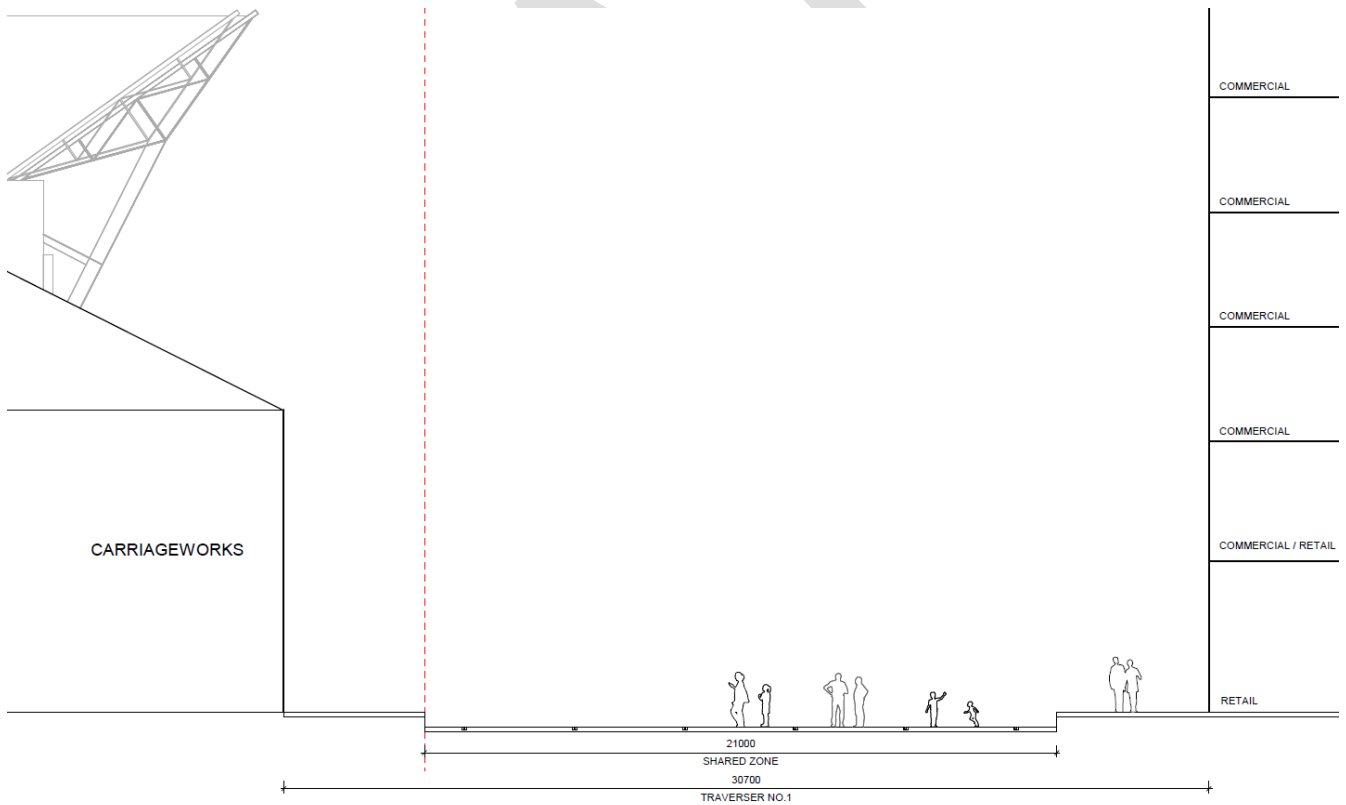


Figure 19: Section J – Traverser Plaza

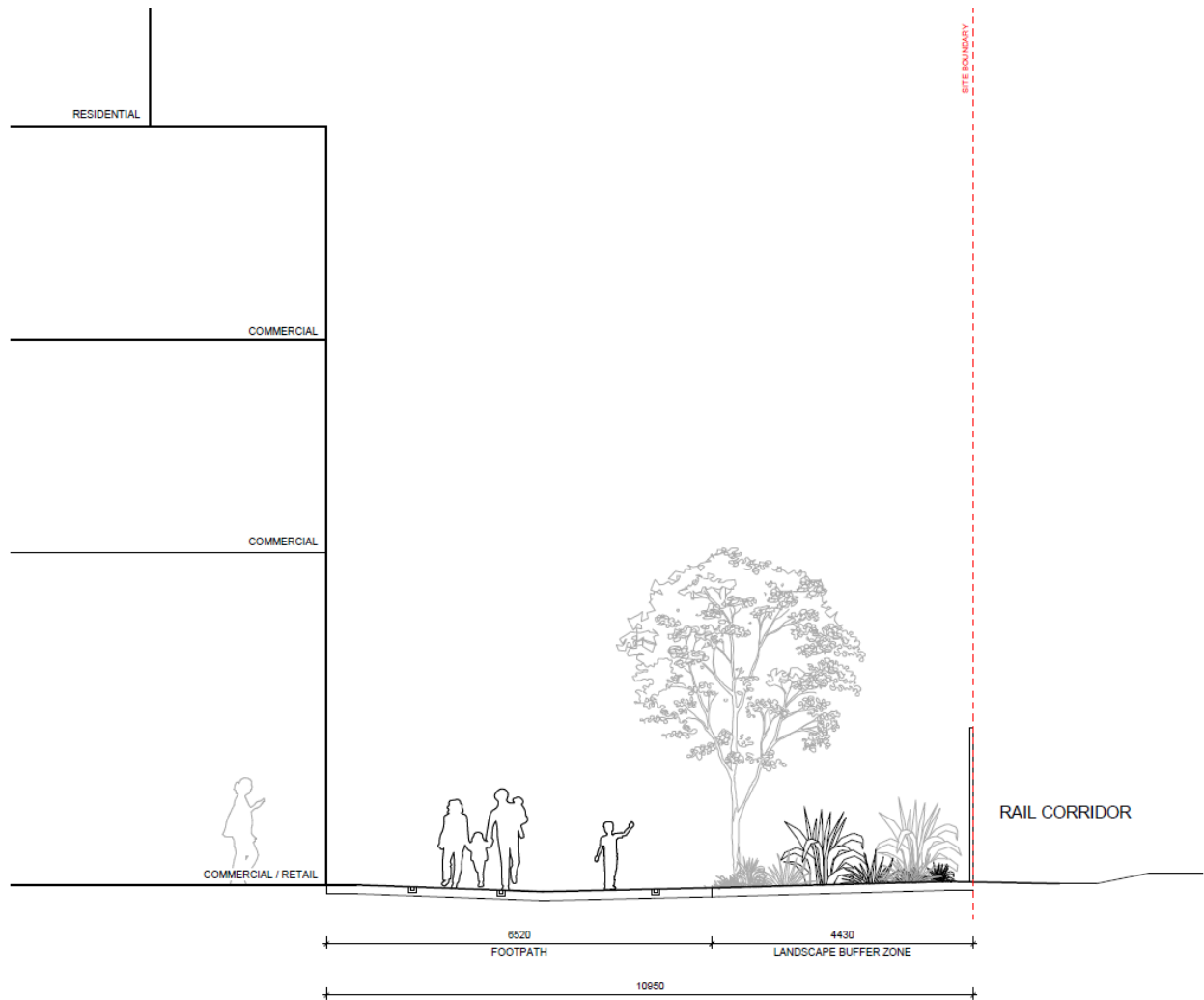


Figure 20: Section L – Pedestrian thoroughfare along rail interface



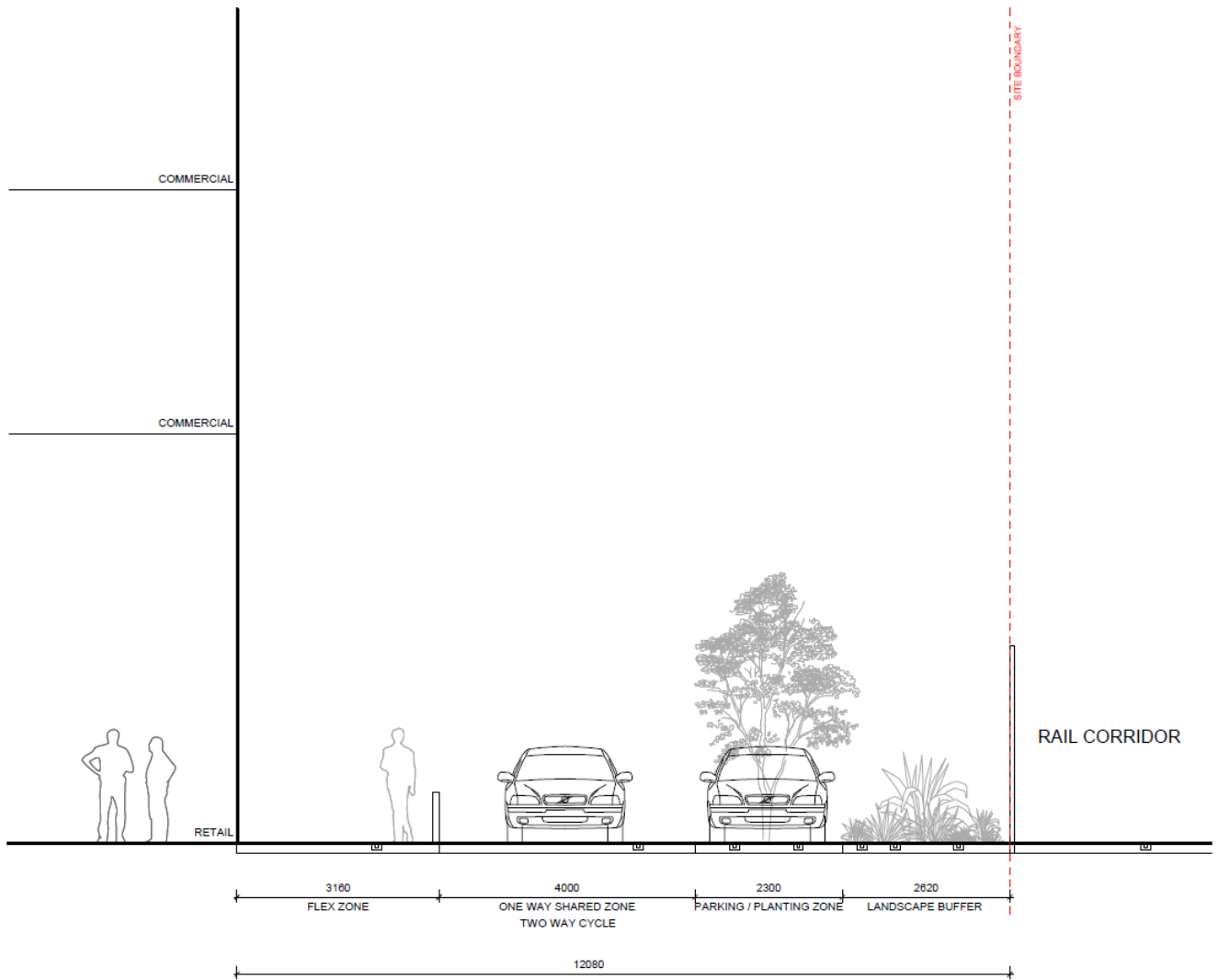


Figure 21: Section M – Shared zone along rail interface

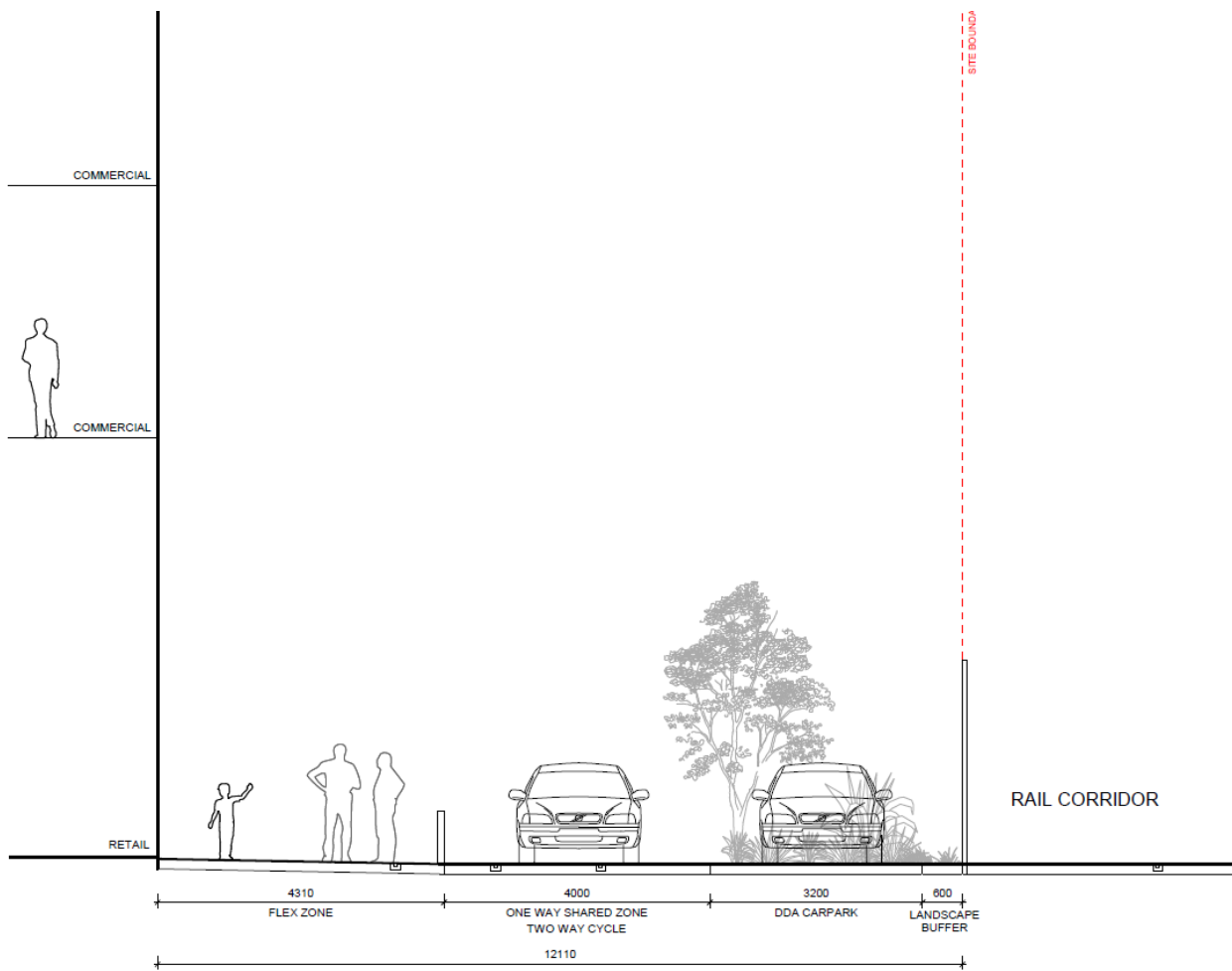


Figure 22: Section N – Shared zone along rail interface

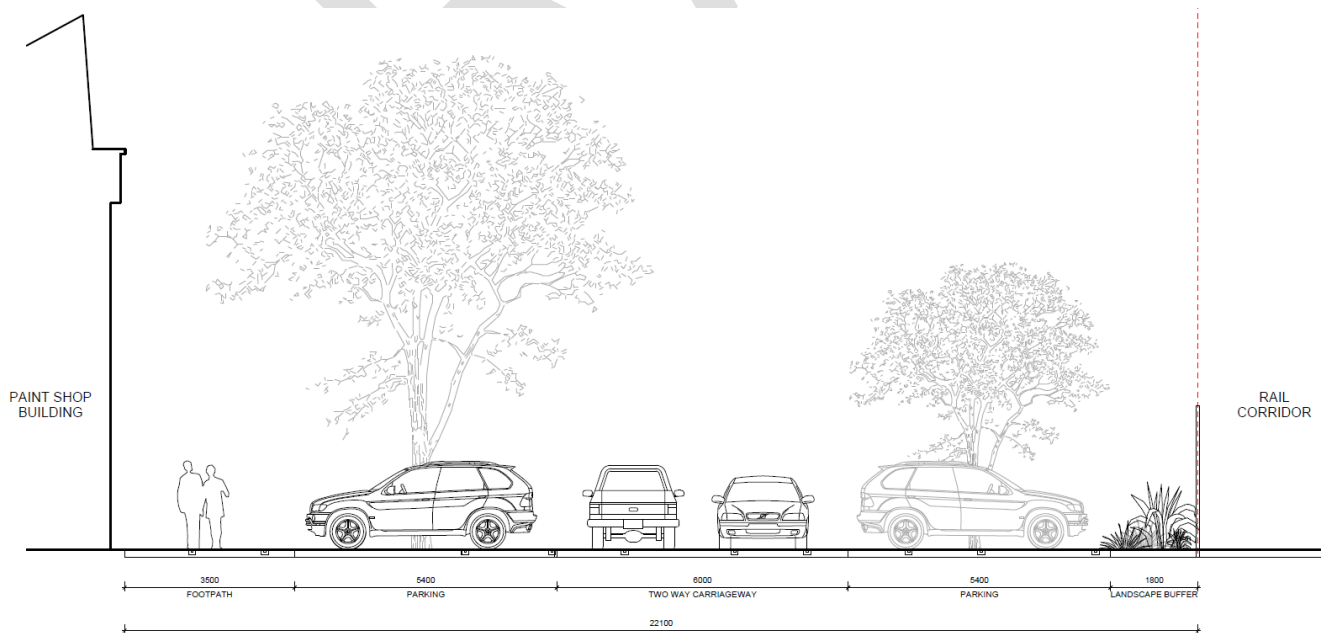


Figure 23: Section O – Service road south of Paint Shop Building

### 4.2.3. Public Art

#### Objectives

- a) Increase the number and improve the quality of public artworks in the public domain and private developments.
- b) Country and cultural narratives are embedded in public art.
- c) Ensure an overarching conceptual approach / curatorial rationale for the selection, commissioning and delivery of public art.
- d) Deliver essential infrastructure in creative and innovative ways through the use of public art.
- e) Recognise former uses through interpretive public art.

#### Provisions

1. Any future development application for new buildings within the Sub precinct is to be accompanied by a Public Art Strategy and is to consider the Paint Shop Sub Precinct Public Art Strategy (Balarinji, 2022).
2. The Public Art Strategy is to investigate opportunities for artistic interpretation within the Paint Shop Sub Precinct and may include, but is not limited to:
  - a) the Paint Shop Building Addition
  - b) the Paint Shop Building Roof Terrace
  - c) publicly accessible open spaces
  - d) through site links and arcades
  - e) art pathways
  - f) laneway art
  - g) meeting places
  - h) workshops and residencies.
3. Public art is to be responsive to culture and Country, particularly within identified areas of significant Aboriginal heritage and value.
4. Public art is to be unrestrictive to cultural expression, to consider historical interpretations through to contemporary expressions of culture and Country.
5. Public art is to apply a range of public art typologies (e.g. temporal art works, imagery of Country, digital art) and is to investigate the reintegration of existing art work within the Paint Shop Sub Precinct.
6. The Public Art Strategy is to demonstrate its consistency with the following documents:
  - a) the Public Art Strategy for the Paint Shop Sub Precinct (Balarinji 2022);
  - b) the Non-Aboriginal Heritage Interpretation Strategy for the Paint Shop Sub Precinct (Curio Projects, 2022);
  - c) the Aboriginal Heritage Interpretation Strategy for the Paint Shop Sub Precinct (Artefact, 2022); and
  - d) Redfern North Eveleigh Precinct Connecting with Country Framework (Balarinji, 2022).
7. Where a development proposal has identified the opportunity to deliver public art that is responsive to culture and Country, an Aboriginal person with a connection to Redfern is to be engaged to:

- a) provide input into the preparation of the public art brief; and
  - b) contribute to the design of the public art.
8. Preference is given to Aboriginal individuals or companies to make and install public art that is responsive to culture and Country.
  9. Public art is to be in accordance with the City of Sydney's Public Art Strategy, Public Art Policy, Guidelines for Public Art in Private developments and Guidelines for Acquisitions and Deaccessions.

#### 4.2.4. Views

##### Objectives

- a) Preserve and enhance views that contribute to the heritage values of the Paint Shop Sub Precinct and the broader Eveleigh Railway Workshops.
- b) Retain through-site and cross-site visual links from external and selected internal precinct locations as indicated in **Figure 24: Key Views Map**.
- c) Retain wide setbacks between podium forms to ensure that visual permeability at the ground plane is maintained in close public views from within and adjacent to the precinct.
- d) Ensure that close views from within the Paint Shop precinct to, from and between the façade of heritage items are maintained.

##### Provisions

1. Development is not to obstruct significant views as identified in **Figure 24: Key Views Map**. Views should be measured from eye level point to point.
2. Development is to preserve existing key views and heritage sightlines to ensure that the key physical and visual attributes of the heritage items are respected and reinforced by new development. Key views and heritage items that should be considered include the –
  - a) Paint Shop
  - b) Carriage Workshops
  - c) Telecommunications Centre
  - d) Chief Mechanical Engineers Office
  - e) Scientific Services Building
  - f) Protected view from Sydney Park in Section 5.5 of the City of Sydney DCP 2012
  - g) Entry from Shepherd Street
3. New planting of landscaping and trees are to avoid obstructing significant heritage view lines within the Paint Shop Sub Precinct.
4. East to west views and historic pathways along Carriageworks Way are to be maintained
5. The visual impacts of any proposed future DA should be tested and assessed in the following ways;
  - a. The height and form of any future proposed DA should be compared against each approved envelope to ensure that all parts of the built form will sit within the permissible maximum extent of the envelope.

- 
- b. The visual effects (extent of visible built form) should be measured and compared against the approved envelopes using accurate and certifiable photomontages which satisfy the Land and Environment Court of New South Wales photomontages policy.
  - c. The approved and proposed envelopes should be shown in views from relevant key view places (as identified in **Figure 24: Key Views Map**)
  - d. The visual effects of any DA and potential impacts on the visual prominence, visual character and setting of heritage facades should be tested using the preparation of fully rendered photomontages which comply with the Land and Environment Court of New South Wales photomontages policy. Fully rendered views will include materiality, colours, lighting and ground plan furniture and signage. Propose planting may be optional depending its screening effects from some view places.
  - e. Development should not block public domain through-site or cross-site visual linkages as identified in **Figure 24: Key Views Map**.
  - f. Podium development that presents to the rail corridor should be well articulated to include spatial and visual separation within the permissible envelopes so as to ensure ground level visual permeability into the site from the south, to reduce the visual effects of bulk and scale in southerly views
  - g. The selection of materials and colours and final articulation of buildings proposed adjacent to and within the foreground of views to and from Carriageworks, Paint Shop Chief Mechanical Engineers Office, identified in **Figure: 24 Key Views Map** should be visually recessive, not compete with the materiality of the heritage items and ensure that the items remain visually prominent, visually unique, focal features in key views.



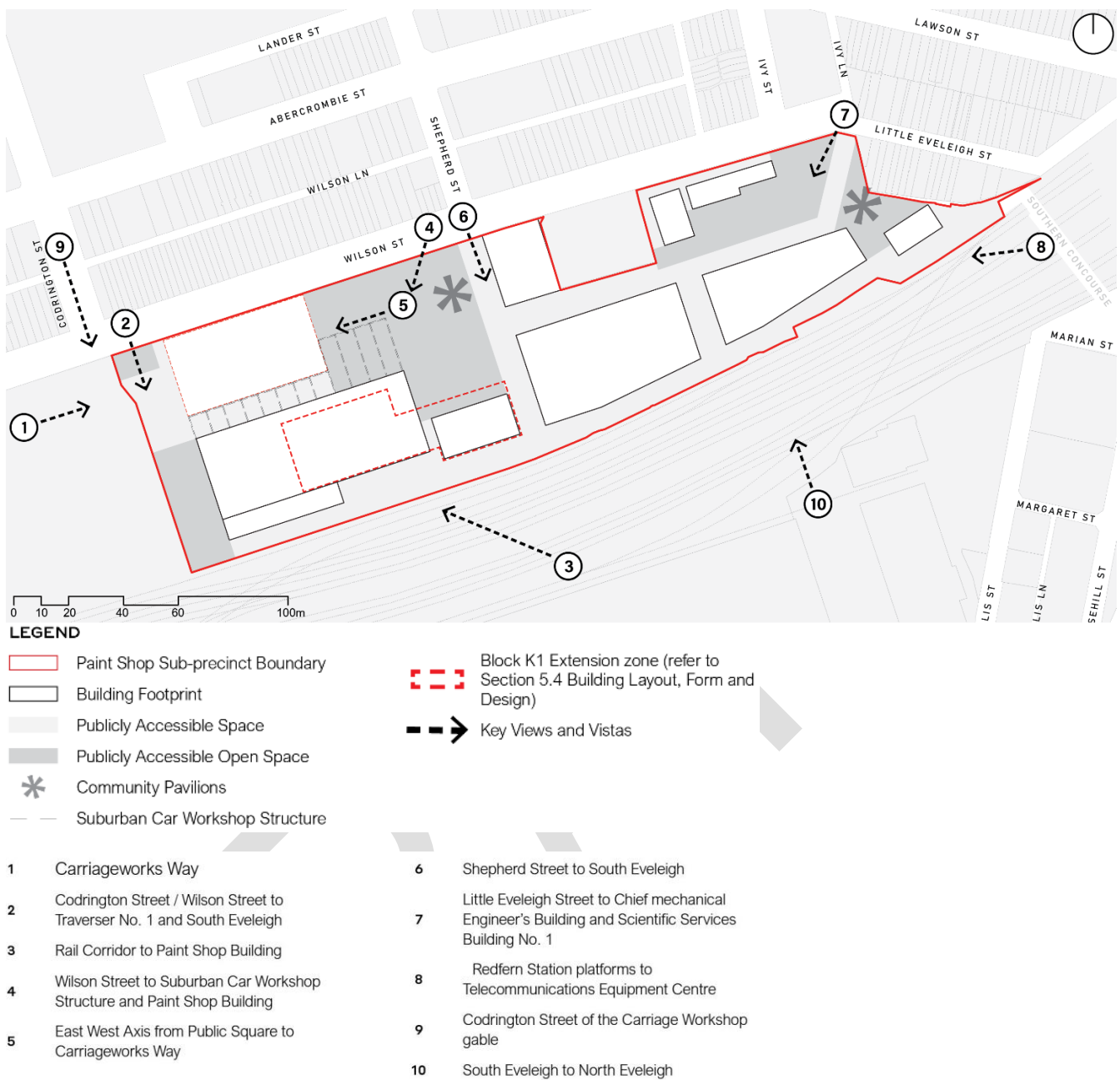


Figure 24: Key Views Map

## 4.3. Land Use

### Objectives

- Create a genuinely mixed-use innovation precinct that is activated during the day and in the evenings.
- Facilitate jobs and commercial uses including new and emerging industries such as innovation and technology (including cultural and creative uses and start-ups) to contribute to floorspace targets in Tech Central.

- c) Ensure the compatible adaptive use of State listed heritage buildings with minimal intervention to heritage fabric.
- d) Provide retail uses and services for residents, workers and visitors in the sub precinct and the surrounding locality.
- e) Deliver cultural uses for residents, workers and visitors to the Paint Shop Sub Precinct.

### Provisions

1. Development in the Paint Shop Sub Precinct is to predominately comprise a mix of commercial, retail, residential, community facilities, cultural, entertainment and creative uses.
2. Development is to contribute toward the provision of the following floorspace targets for innovation and technology businesses within Tech Central:
  - a) 250,000sqm of net lettable area (NLA) for technology companies
  - b) 50,000sqm of NLA as affordable workspace for start-ups and early-stage companies.
3. Development for the purposes of commercial office are encouraged to provide affordable employment floorspace for innovation and technology start-ups and small and medium-sized enterprises.
4. The adaptive use of a heritage building within the Paint Shop Sub Precinct is to ensure any proposed land use is sympathetic and minimises change to significant components, spaces and character of the heritage building.
5. Fine grain retail tenancies are to be located at ground level along key pedestrian movement corridors and are to cater to a diverse range of businesses including retail, cultural, entertainment and food and drink.
6. Active frontages through the inclusion of retail, commercial lobbies or other active uses are to be generally provided (and the primary access to those premises is to be) on areas identified as active frontages in **Figure 25: Active Frontage Map**.
7. Generally, active frontages identified in **Figure 25: Active Frontage Map** are to:
  - a) maximise entries or display windows to shops and/or food and drink premises or other active uses;
  - b) include a minimum of 70% of transparent glazing with a predominantly unobstructed view from the adjacent footpath, except as required to preserve the significant fabric of heritage buildings;
  - c) incorporate design features, such as continuous cantilevered awnings where possible, to ensure adequate protection for pedestrians from the elements;
  - d) providing a high standard of finish and appropriate level of architectural detail for shopfronts
  - e) minimising blank walls (with no windows or doors), fire escapes, service doors, plant and equipment hatch;
  - f) where required, the placement of mechanical louvres/grilles is at a high level and discretely integrated into the façade; and
  - g) reduce exposure to back of house areas.
8. Primary active frontages identified in **Figure 25: Active Frontage Map** are to be designed to:
  - a) provide large and small units (6 – 10 doors per 100 m)
  - b) adopt a large variation in function
  - c) have no blank walls and few passive units

- 
- d) encourage character through facade relief
  - e) have primarily vertical facade articulation
  - f) incorporate high quality detailing and material.
9. Secondary active frontages identified in **Figure 25: Active Frontage Map** are to be designed to:
- a) provide small units (10 – 14 doors per 100 m)
  - b) adopt some variation in function
  - c) have few blind and passive units
  - d) provide facade relief
  - e) incorporate varied details.
10. A minimum 2,500sqm of gross floor area of community and cultural floor space is to be provided in the Paint Shop Sub Precinct, consisting of:
- a) a minimum 1,000sqm of GFA for a multi-purpose community facility to be integrated as part of a future development; and
  - b) a minimum 1,000sqm of GFA for spaces for creative and cultural uses, including but not limited to media, advertising, fine arts and craft, design, film and television, music, publishing, performing arts, cultural heritage institutions, community.
11. Two (2) community pavilions are to be provided within publicly accessible open spaces and are to be designed to:
- a) provide an accessible amenity block (i.e. toilets, change rooms)
  - b) provide adequate storage space to ensure the publicly accessible spaces can be used for a range of activities;
  - c) maximise shade and shelter from the weather.
12. Community uses within the Paint Shop Sub Precinct are to:
- 1. be located in close proximity to the Redfern Railway Station and co-located with publicly accessible open spaces with provision for spaces to open onto the outdoor areas;
  - 2. be designed to include flexible and inclusive cultural infrastructure that meet the needs of the local Aboriginal community and Indigenous visitors from other areas, which may include dedicated space for cultural practice, learning and play and places for sharing culture, and must be designed in consultation with Aboriginal community representatives and community members;
  - 3. have direct access from ground level and be clearly legible and discoverable from the public domain; and
  - 4. provide opportunities to showcase interpretive cultural heritage elements.
13. The multi-purpose community facility is to be designed to:
- a) include a library link and community lounge with free access to WiFi; and
  - b) include a mix of small, medium and larger internal spaces enabled through design, including the use of moveable partition walls for maximum flexibility to be adapted to changing community needs over time.



Figure 25: Active Frontage Map

## 4.4. Building Layout, Form and Design

Provisions for built form controls identify the location of buildings on their defined development sites (shown at **Figure 26: Development Sites**), their height and overall shape. These aim to manage impacts on sunlight to adjoining buildings and open spaces, privacy and overlooking, the quality of spaces inside the building, the amenity and usability of private open spaces, and the sense of pedestrian scale and amenity in nearby streets.

### Objectives

- Building form and design balances its regional significance and heritage significance as a State heritage listed item with responsiveness to local character.
- Building location, alignment, setbacks and separation responds to individual heritage items within the Paint Shop Sub Precinct.
- Minimise overshadowing and wind effects on the plazas and parks within the Paint Shop Sub Precinct and surrounding sites.
- Demonstrates design excellence through built form and public domain design.
- Provide flexibility to deliver a cohesive mix of different building typologies to provide visual interest and break up the apparent scale of built form.

- f) Ensure the design of new buildings respond to the character (refer to **Section 2.2.**) and heritage fabric of the entire Redfern North Eveleigh precinct, including other sub precincts.



Figure 26: Development Sites

**Note:** Development sites are defined by the areas remaining after the allocation of streets, lanes, pedestrian and shared linkages and public open spaces.

#### 4.4.1. Building Alignment, Setbacks and Separation Distances

##### Objectives

- a) Ensure buildings are appropriately sited in relation to heritage buildings and the planned public domain.
- b) Emphasise public views to parks plazas and heritage items and maintain appropriate sky views.
- c) Ensure appropriate separation between buildings to provide appropriate curtilage to heritage items and to protect residential amenity and privacy.
- d) Ensure appropriate amenity for the public domain including wind conditions, solar access and protection from weather.
- e) Allow for appropriate movement and circulation through the sub precinct by positioning buildings to frame a clear and legible public domain

##### Provisions

1. For the purpose of the following controls, the:
  - a) Primary building setback is the setback between the public domain/ street site boundary and the facing alignment of the building at ground level; and
  - b) Secondary building setback is the setback of any building elements above the height of any podium or other element that forms a primary building setback.
2. Buildings are to be located in accordance with:
  - a) the primary building setbacks identified in **Figure 27: Building Alignment and Primary Setbacks**, and
  - b) the secondary building setbacks identified in **Figure 28: Secondary Setbacks**.
3. Despite Provision 4.4.1(2)(b), the tower elements above the podium on taller building sites (as identified in **Figure 2: Urban Strategy Map**) may have the same façade alignment as the podium but only where:
  - a) it is demonstrated that the building design appropriately responds to its surrounding context, particularly nearby heritage items;
  - b) there are no detrimental impacts to the microclimate, publicly accessible space and public domain; and
  - c) the façade design incorporates articulation or the like that effectively reduces the visual bulk and mass of the building.
4. For taller buildings (as identified in Error! Reference source not found.), the minimum separation distance for components of buildings above the podium street wall are:
  - a) 6m for commercial to commercial, unless connected by a sky atrium or bridge connection(s) on Development Site K2/L1 (refer to Provision 4.4.3(11)(e); and
  - b) 24m for commercial to residential or as per Apartment Design Guide, whichever is the larger.





Figure 27: Building Alignment and Primary Setbacks



Figure 28: Secondary Setbacks

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## 4.4.2. Building Heights and Podium and Street Wall Heights

### Objectives

- a) Ensure the height of the street walls:
  - i. positively contribute to the experience of place;
  - ii. create an appropriate pedestrian scale to the street;
  - iii. support appropriate amenity conditions for publicly accessible spaces, including solar access, wind conditions; and
  - iv. add uniformity of character along particular streetscapes or provide variations in areas where so desired.
- b) To provide street wall heights that respond to conditions within and adjoining the site and the desired future character.
- c) Support a transition in building heights across the Paint Shop Sub Precinct, with lower scale building heights addressing Wilson Street.

### Provisions

1. Maximum building heights and podium street wall heights are to be in accordance with **Figure 29: Maximum Building Height in Storeys**.
2. Buildings are to address the street and be aligned with streets to form broken perimeter blocks with building breaks where appropriate.
3. Except where required to achieve a minimum freeboard above a Flood Planning Level (FPL), the ground floor level above the ground level of the adjacent public domain is to be no greater than:
  - a) 1.2 metre for residential uses; and
  - b) 0.15 metre for retail, commercial and community uses.
4. Development is to be consistent with the minimum and maximum floor-to-floor heights for the specified uses in **Figure 29: Maximum Building Heights in Storeys**.



Figure 29: Maximum Building Height in Storeys

Table 2: Minimum and Maximum Floor to Floor Heights

Use	Floor to floor height in metres	
	Minimum	Maximum
Retail	4.5	5.5
Commercial	3.6	-
Community facilities, cultural and creative uses	3.6	-
Residential	As per Apartment Design Guide	As per Apartment Design Guide

### 4.4.3. Building Design and Architectural Diversity

#### Objectives

- a) To achieve architectural diversity and materiality and interest in the architectural character of the neighbourhood.
- b) To ensure buildings contribute to a cohesive character and responds to its heritage context.
- c) Provide identity for residents in large developments by visually differentiating groups of dwellings.
- d) Draw inspiration from Country in the built form that correlates to an understanding of the site (historical, heritage and contemporary) and the sites needs (human and non-human).
- e) Ensure that the bulk, scale, form, materiality modulation and façade articulation of development responds to its industrial heritage context and setting.

#### Provisions

1. New development adjacent to a building of 'Exceptional' or 'High' heritage significance identified in **Table 5: Level of Heritage Significance of Buildings / Site Elements** should respect and reference the historic scale, form, modulation, articulation, proportions, street alignment, materials and finishes that contribute to the heritage significance of the adjacent heritage building.
2. Each building facade is to be articulated into smaller elements at a scale or grain that reflects:
  - a) the use of the building and the various components of the building;
  - b) the location within the heritage precinct and reference the heritage buildings materiality;
  - c) the location of the building, or that part of the building relative to pedestrian or outdoor recreation activity; and
  - d) the details and building elements including building entries, ground floor, lower floors, top floor and roof.
3. Buildings within each development site are to have distinctive facades, articulation, massing and architectural character so each development site presents as a unique building or group of buildings and reference heritage buildings on the Paint Shop Sub Precinct.
4. Development sites which have multiple buildings are to be designed as distinctive families of building elements (including building entrances, balconies and balustrades, awnings, planters, pergolas, boundary walls and fences).
5. For taller buildings (as identified in Error! Reference source not found.), levels above the podium are to be in accordance with the maximum floorplate sizes (including balconies and voids) below:
  - a) 900 sqm gross building area (GBA) for residential
  - b) 2,000 sqm GBA for commercial
6. Development on Development Site K1 may cantilever over the Public Square by a maximum 6 metres above RL39.1m, as shown on **Figure 30:** .
7. Development on Development Site K1 may extend over the Paint Shop Building within the area identified 'Block K1 extension zone' shown on Error! Reference source not found. and the maximum building envelope shown on **Figure 31:** and **Figure 30:**

- 
8. Development within the 'Block K1 extension zone' shown on Error! Reference source not found., it is to:
    - a) ensure any part of the building positioned above the Paint Shop Building does not to exceed a building height of RL63.6m;
    - b) not exceed a cumulative GFA of 11,543 sqm;
    - c) be designed to achieve an acceptable relationship to Paint Shop Building having regard to its heritage values and significance;
    - d) provide a minimum clearance of 3.0m from the topmost point of the saw-tooth roof of Paint Shop Building and the underside of any building above the Paint Shop Building;
    - e) provide a 6m setback from the northern façade elevation of the Paint Shop Building;
    - f) incorporate an innovative structural response to minimise the impact of structural intrusion on significant heritage elements of the Paint Shop Building and enhance legibility of significant heritage façade.
  9. A minimum 6m setback is to be provided from the original eastern facade of the Paint Shop Building. Development within the 'Block K1 Extension Zone' may occupy part of the 6m setback to the eastern façade of the Paint Shop:
    - a. Above RL39.1 and below RL63.6;
    - b. Below RL 39.1 as a glazed atrium which only includes the use of materials or other measures to ensure the building can be visible and interpreted from the public domain (ie transparent materials and void spaces).

**Note:** Indicative building form options within the maximum building envelope for Development Site K1 and the Paint Shop Building Addition are illustrated in **Figures 30 to 32**.
  10. Prior to the lodgement of a development application that includes the extension over of the Paint Shop Building, the Applicant must engage with the NSW Heritage Council and provide in the DA details of the consultation, the outcomes, and matters resolved/ unresolved.
  11. Built form on Development Site K2/L1:
    - a) is to be designed to visually read as two towers above a single podium structure through either physical separation or through building modulation and articulation;
    - b) is not to exceed an overall GFA of 64,488 sqm;
    - c) is to have a maximum tower floorplate of 2,000 sqm gross building area (GBA) for each tower (excludes the GBA for any proposed sky atrium or bridge connection(s) between the two towers);
    - d) is to incorporate effective articulation and modulation of the podium design;
    - e) may connect the towers above the podium with a sky atrium or bridge connection(s) provided:
      - i. a clear expression of two tower forms is maintained;
      - ii. linking elements are recessed by at least 3m from the primary tower façade; and
      - iii. incorporates voids, atria, balconies to promote openness, sightlines, and natural light between the tower forms.
    - f) may provide variation to the number of storeys for the podium, subject to demonstrating acceptable wind conditions can be achieved (refer to Section 4.5.2).
  12. Community pavilions within the public domain are to:
    - a) be of a scale and mass so as not to dominate the space;



- b) be designed so as to maximise the activation of open spaces through active uses and integration into the public domain;
- c) provide for cultural infrastructure that meet the needs of the local Aboriginal community, which may include dedicated spaces for cultural practice, learning and play and places for sharing culture; and
- d) consider impacts on the amenity of surrounding buildings and the public domain including:
  - i. solar amenity;
  - ii. disruption of the function of the place;
  - iii. obstacles to pedestrian movements and visual connections;
  - iv. existing trees; and
  - v. future incompatible uses

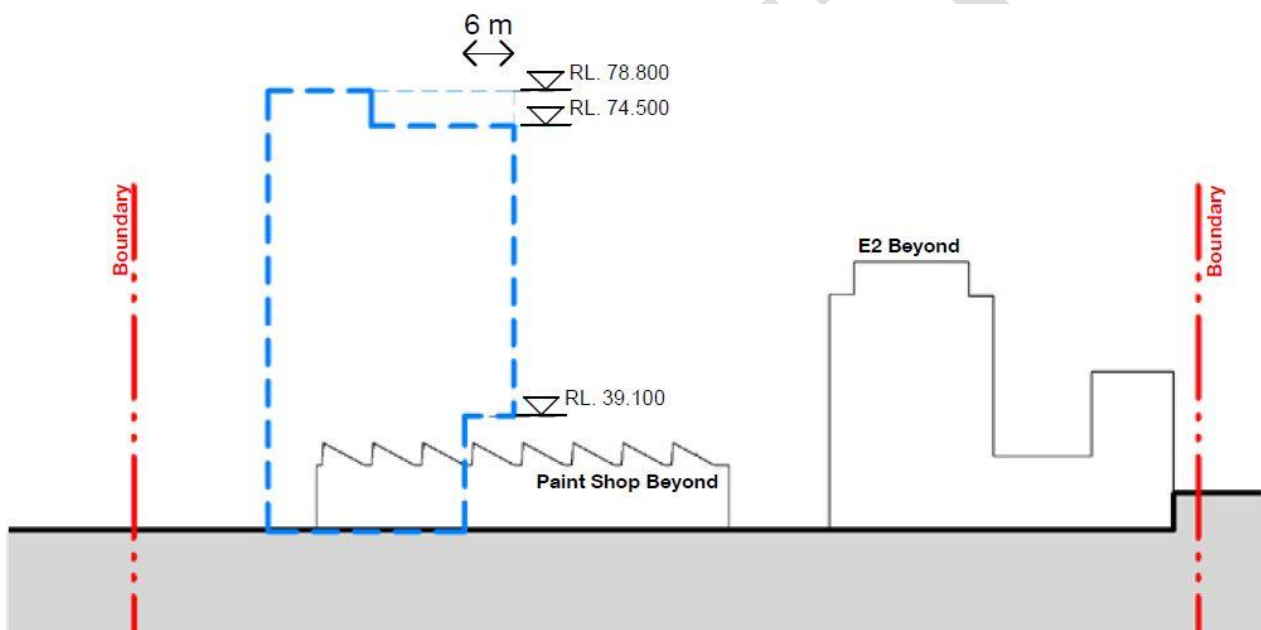


Figure 30: Block K1 Extension Zone – Section A

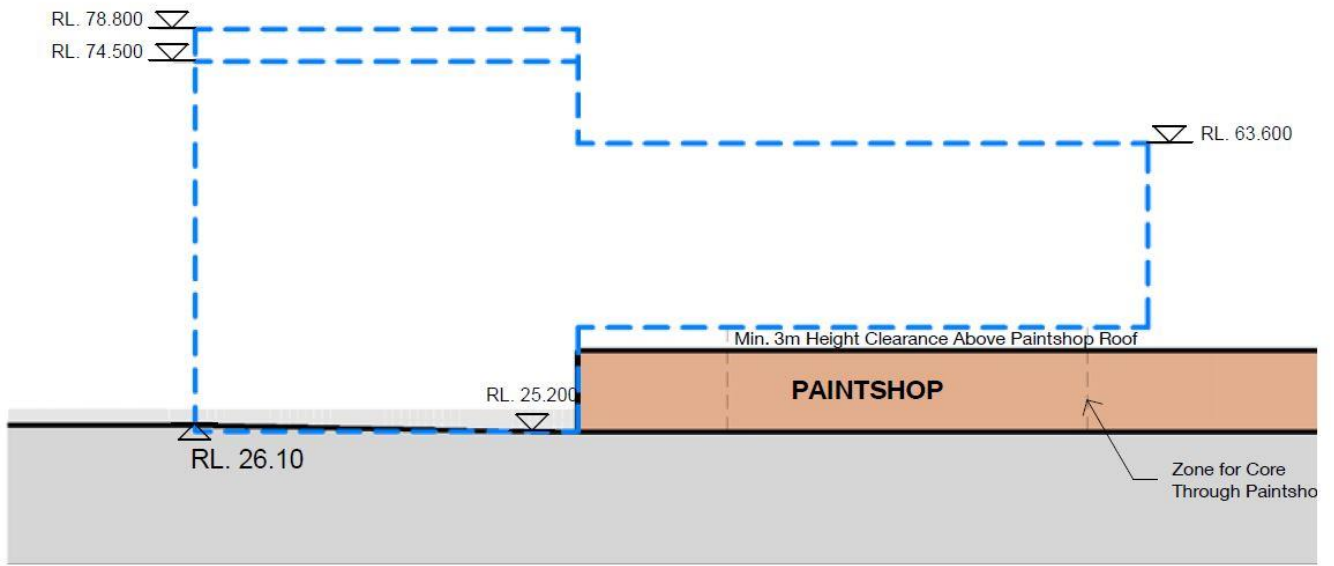


Figure 31: Block K1 Extension Zone - Section B

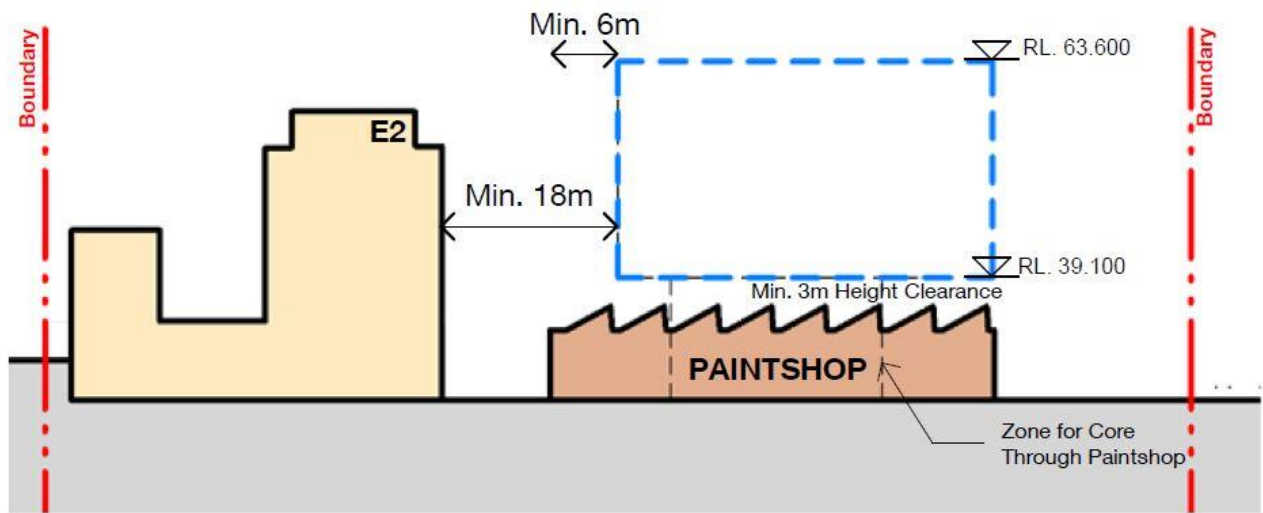


Figure 32: Block K1 Extension Zone - Section C

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#### 4.4.4. Flexible Housing and Apartment Mix

##### Objectives

- a) Provide a mix of apartments to cater for the needs of the existing and future resident population and to encourage a diverse population and achieve social diversity.
- b) Encourage flexible building design to enable future changes in use and internal configurations.

##### Provisions

- 1. New development is to explore opportunities for a diverse range of housing types.
- 2. Developments that propose more than 20 dwellings are to provide a mix of dwellings consistent with the following percentage mix:
  - a) Studio: 5 - 10%;
  - b) 1 bedroom: 10 – 30%
  - c) 2 bedroom: 40 – 75%; and
  - d) 3+ bedroom: 10 - 100%
- 3. The maximum percentage of 1 bedroom dwellings may be increased above 30% provided that the numbers of studio dwellings and 1 bedroom dwellings combined does not exceed 40% of the total dwellings proposed
- 4. New development is to demonstrate that internal designs allow adaptation to different internal design configurations over time by:
  - a) showing internal walls that can be easily removed;
  - b) locating services where they will not impede the future conversion of the unit into a different configuration; and
  - c) incorporating, in at least 10% of dwellings in a development, the opportunity for parts of a dwelling to be separately or independently occupied, for example, dual key apartments without reducing the total percentage of any dwelling types below the minimum percentages defined in (1) above.
- 5. Dwellings comprising two or more bedrooms may be configured as dual key apartments provided that:
  - a) both apartments are accessed from a shared private lobby or have dual access;
  - b) where a strata plan exists, both apartments are contained within a single strata unit; and
  - c) it does not impact on significant fabric or spaces of a heritage item.

#### 4.4.5. Accessible Design

##### Objectives

- a) Ensure that the public domain of new development provides equitable, safe and legible access for everyone.
- b) Provide equitable access and facilities for all people to all new development and upgraded or intensified uses in existing buildings.
- c) Encourage consideration of access issues early in the development design process.

##### Provisions

1. All development must comply with the following:
  - a) all Australian Standards relevant to accessibility;
  - b) the Building Code of Australia access requirements; and
  - c) Disability Discrimination Act 1992.

Complex developments where compliance is proposed through alternative solutions must be accompanied by an Access report prepared by a suitably qualified access professional.
2. The provision of equitable access is to have minimal impact on the significant fabric and setting of heritage items and of contributory buildings within heritage conservation areas; and be reversible.
3. Where heritage impact is used as a reason for not providing equitable access in accordance with this Section, evidence is to be provided that no suitable alternatives for access are available.
4. Encroachment onto public domain to achieve access requirements is generally not permitted except when:
  - a) access by other means will result in a substantial loss of original fabric of a heritage-listed property impacting on the heritage significance of the place, and that the provision of equitable access is highly desirable, with no alternative access options available; or
  - b) the proposal involves a significant public building where equitable access is highly desirable and there are no alternative access options available.
5. Access to buildings for pedestrians and vehicles are to be separated. Refer to **Figure 8: Movement and Access** for indicative locations for vehicle and servicing access.
6. Access arrangements are to be:
  - a) integral with the overall building and landscape design and not appear as 'add-on' elements or as of secondary importance;
  - b) as direct as possible; and
  - c) designed so that a person does not need to summon help.
7. Required egress routes in residential development are to allow for safe escape for persons with a disability including, but not limited to, waiting space on landings within fire stairs and provision of accessible egress paths from ground floor apartments.

#### 4.4.6. Adaptable Dwelling Mix

##### Objectives

- a) Provide a reasonable proportion of residential units in multi-unit developments which are designed to be flexible and easily modified to cater for occupants with an existing or progress disability.
- b) Establish adaptable dwelling standards for easy modification to cater for occupants with a disability. Raise awareness and understanding of access issues for people with disability through investigation of best practice.

##### Provisions

1. Adaptable dwellings are to be spread amongst all unit sizes to accommodate various household sizes.
2. Adaptable dwellings are to be provided in all new development in accordance with the following rates:

Table 4: Adaptable Dwelling Rates

Total number of dwellings	Number of adaptable dwellings to be provided
Between 0 and 7	Nil
Between 8 and 14	1 dwelling
Between 15 and 21	2 dwellings
Between 21 and 29	3 dwellings
30 or more	15% of total dwellings

#### 4.4.7. Landscaping and Open Space in the Private Domain

##### Objectives

- a) Ensure that the amenity of residents, workers and visitors is enhanced by high quality landscaping, and private and common open space on development sites.

##### Provisions

1. For new development, a landscape plan is to be prepared by a suitably qualified landscape architect with the development application that shows the:
  - a) planting schedule with numbers and species of plants including botanical and common names;
  - b) number and name including botanical and common names of mature trees on site;
  - c) type, levels and detail of paving, fencing, retaining walls and other details of external areas of the site; and
  - d) response to other requirements under this section and Section 4.5.6 Landscape Framework / Green Infrastructure.
2. All development proposals are to be designed to minimise the impact on significant trees in the public domain, street trees and trees on adjoining land.

3. Landscaping is to give preference to species with low water needs, including native plant species, and trees and shrubs are to be selected and located to manage sun and wind impacts.
4. Green roofs and podiums are encouraged on all new buildings.
5. Green roofs and podiums should be planted out with suitable plants (Australian native or endemic to the Sydney region where possible).
6. The design of exterior communal open spaces such as roof top gardens is to address visual and acoustic privacy, safety, security, and wind effects.
7. For mixed use or residential buildings, communal open space is to be located and designed to:
  - a) provide for active and passive recreation needs of all residents; and
  - b) include a minimum of 50% of the total area of common open space as unpaved soft landscaped area.
  - c) present as a private area for use by residents only, clearly distinguished from areas that are publicly accessible;
  - d) include passive surveillance from adjacent internal living areas and/or pathways;
  - e) have a northerly aspect where possible; and
  - f) be in addition to any public thoroughfares.

#### 4.4.8. Crime Prevention through Environmental Design

##### Objectives

- a) Provide a safe environment and minimise opportunities for criminal and anti-social behaviour.
- b) Consider the specific needs of gender and vulnerable groups.
- c) Encourage the consideration and application of crime prevention principles when designing and siting buildings and public spaces.
- d) Encourage dwelling layouts that facilitate safety and encourage interaction and recognition between residents.

##### Provisions

1. Active spaces and windows of habitable rooms within buildings are to be located to maximise casual surveillance of streets, laneways, parking areas, publicly accessible open spaces, public spaces adjacent to the rail corridor and key points of access into the Paint Shop Sub Precinct.
2. Access by unauthorised people to the operational rail corridor is to be prevented through the design of development in the sub precinct and ensuring appropriate security fencing is maintained at all stages of construction and ongoing use of the sub precinct, in accordance with relevant Railcorp specifications.
3. In commercial, retail or community buildings, facilities such as toilets and parents rooms are to be conveniently located and designed to maximise casual surveillance to facility entries.
4. Minimise blind-corners, recesses and other external areas that have the potential for concealment or entrapment.
5. Building entries are to be clearly visible, unobstructed and easily identifiable from the street, other public areas and other development. Where practicable lift lobbies, stairwells, hallways and corridors should be visible from the public domain.



- 
6. Ground floors of non-residential buildings, the non-residential component of mixed use developments, and the foyers of residential buildings, are to be designed to enable surveillance between the public domain and the inside of the building at night.
  7. Pedestrian routes from car parking spaces to lift lobbies are to be as direct as possible with clear lines of sight along the route.
  8. As part of any public domain plan prepared for development in the Paint Shop Sub Precinct, the following considerations are to be made:
    - a) ensure public domain spaces are visually unobstructed to remove opportunities for concealment and ensure that pedestrians can move freely with clear sightlines of their surrounds
    - b) landscaping proposed at the perimeters of the site, including at the Wilson Street frontage, and around areas of public domain include species that are able to maintain sightlines to and from, and within the development.
  9. Appropriately designed hostile vehicle mitigation measures are to be incorporated at key locations, including:
    - a) entrances into the Paint Shop Sub Precinct at Wilson Street and Little Eveleigh Street;
    - b) the perimeter of public domain spaces; and
    - c) fronting key building entrances.
  10. Ensure access to restricted areas is not created by environmental conditions (i.e. tall trees, climbable seating, fencing or bollards).
  11. A wayfinding signage strategy is to be prepared that encompasses the public domain spaces and internal building areas that are intended to be publicly accessible. The wayfinding signage strategy is to:
    - a) direct pedestrian movements;
    - b) deter loitering and reinforce perceptions of safety and legibility;
    - c) clearly define the uses of the building; and
    - d) cater to people with a vision impairment or persons who speak a language other than English.
  12. A CCTV network is to be provided for the communal areas, basement, circulation spaces and lobby areas and the overall development and its curtilage. The CCTV network is to:
    - a) be designed in consultation with a suitably qualified security consultant with a Class 2A licence under the Security Industry Act 1997; and
    - b) incorporate display CCTV security notice signs to convey that the site is under constant surveillance.
  13. A lighting strategy is to be developed by or in consultation with a suitably qualified and experienced lighting expert for the publicly accessible spaces within the Paint Shop Sub Precinct and surrounding pedestrian connections.
  14. For lighting within the Paint Shop Sub Precinct:
    - a) all lighting should have a minimum Colour Rendering Index (CRI) of 60; and
    - b) for any basements, back of house or plant areas proposed, lighting should have a minimum of 40 Lux and also should have a minimum uniformity level of 0.4 Uo. A standby lower lux level is acceptable after hours for power saving reasons.

- 
15. A Plan of Management should be prepared to ensure that there are standard policies and procedures in place to:
    - a) ensure the ongoing maintenance of public domain areas and buildings, including a rapid removal of graffiti and rubbish plan to ensure the timely repair of any items that may be damaged through vandalism and environmental degrade, and
    - b) where multiple retail tenancies are proposed under a strata scheme, standard procedures and policies are in place to manage and govern the space and people within it appropriately in the event of any emergency.
  16. Where possible, ensure that high-quality surface materials are incorporated to lessen the likelihood of damage and decay.

#### 4.4.9. Amenity

Provisions aim to deliver the high-quality amenity by holistically considering the impacts of noise, wind, solar access, shade and ventilation. These aim to ensure optimal comfort and useability of the public domain and the quality of spaces within buildings.

##### 4.4.9.1. Noise and Vibration

###### Objectives

- a) To provide appropriate interfaces and mitigation of air and noise pollutants that ensure a high quality of life for future residents and workers within the development lots.

###### Provisions

1. A Noise Impact Assessment prepared by a suitably qualified acoustic consultant is required when submitting a development application within the Paint Shop Sub Precinct.
2. Where necessary, development (particularly residential development) is to include acoustic measures to reduce the impact of noise from existing or planned external sources (for example rail corridor, mechanical plant and services, busy roads, adjoining industries, live music venues and public parks and plazas in which people may congregate or host live music or events).
3. Where possible, the attenuation of noise at its source is preferred. Where this option is adopted, the applicant will need to demonstrate that the measures to be undertaken:
  - a) have the consent of relevant parties associated with that noise source; and
  - b) last for the life of the development proposal.
4. The repeatable maximum LAeq (1 hour) for residential buildings and serviced apartments must not exceed the following levels:
  - a) for closed windows and doors:
    - i. 35dB for bedrooms (10pm-7am); and
    - ii. 40dB for main living areas (24 hours).
  - b) for open windows and doors:
    - i. 45dB for bedrooms (10pm-7am); and
    - ii. 55dB for main living areas (24 hours).
5. Where natural ventilation of a room cannot be achieved, the repeatable maximum LAeq (1hour) level in a dwelling when doors and windows are shut and air conditioning is operating must not exceed:

- a) 38dB for bedrooms (10pm-7am); and
- b) 48dB for main living areas (24 hours).
6. These levels are to include the combined measured level of noise from both external sources and the ventilation system operating normally.
7. To limit the transmission of noise to and between dwellings, all floors are to have a weighted standardised impact sound level ( $L'_{nT,w}$ ) less than or equal to 55dB where the floor separates a habitable room and another habitable room, bathroom, toilet, laundry, kitchen, plant room, stairway, public corridor, hallway and the like.
8. The overall design and layout of residential dwellings, where required to achieve the relevant criteria above, is to include:
  - a) a limit on window size and number where oriented towards an intrusive noise source;
  - b) seals at entry doors to reduce noise transmission from common corridors or outside the building;
  - c) minimisation of the number of shared walls with other dwelling units;
  - d) storage, circulation areas, and non habitable rooms to buffer noise from external sources;
  - e) double or acoustic glazing; and
  - f) operable acoustic screens to balconies.
9. Mixed-use development which includes two or more dwellings is to provide separate lift access and a separate entrance for use exclusively for the dwellings.

#### 4.4.9.2. Wind Impacts

##### Objectives

- a) Development within the sub precinct is to ensure the cumulative impact of development on the wind environment does not result in uncomfortable or unsafe wind conditions within the public domain, publicly accessible managed space, and surrounding the development, taking into consideration the intended primary purpose of that space.
- b) The wind environment must be suitable for the intended pedestrian uses and encourage growth of street trees.
- c) Provide wind and weather protection at major entry points, active interfaces and dwelling/gathering spaces within the development lots and public domain.

##### Provisions

1. All new developments are to be designed to mitigate adverse wind effects and be designed to satisfy the relevant wind criteria for the intended uses of the public domain.
2. A quantitative wind effects report is to be submitted with any development application for new buildings that addresses how development meets the relevant standards identified in **Figure 33: Wind Criteria Map**. The report is to be prepared by a suitably qualified wind engineer and is to:
  - a) be based on wind tunnel testing, which compares and analyses the current wind conditions and the wind conditions created by the proposed building;
  - b) report the impacts of wind on the pedestrian environment at the footpath level within the site and the public domain;
  - c) provide design solutions to minimise the impact of wind on the public and private domain;
3. Wind impacts from any development must not exceed the Wind Safety Standard which is an annual maximum peak 0.5 second gust wind speed in 1 hour of 24 m/s.

4. Wind impacts from any development on the surrounding public domain are not to exceed the Wind Comfort Standard criteria for sitting, standing and walking, taking into consideration the intended use of the space refer to **Figure 33: Wind Criteria Map**. The wind comfort standard is an hourly mean wind speed or gust equivalent mean wind speed, whichever is greater, for each wind direction of no more than 5% of all hours in the year. These standards are:
  - a) walking through streets and footpaths - 8 m/s
  - b) standing at building entrances, bus stops - 6 m/s
  - c) sitting in future public spaces - 4 m/s
6. Should existing wind conditions not achieve the identified standard(s) for the Wind Safety Standard and/or the Wind Comfort Standard for sitting, standing and walking, new development is not to result in an increase to wind speed in their respective locations as measured by the relevant standard(s).
7. New developments are to incorporate design features that will ameliorate existing adverse wind conditions so that the criteria above are achieved.
8. Balconies are to be designed to minimise wind impacts and maximise useability and comfort through recessed balconies, operable screens, pergolas and shutters. where required as according to the wind modelling.

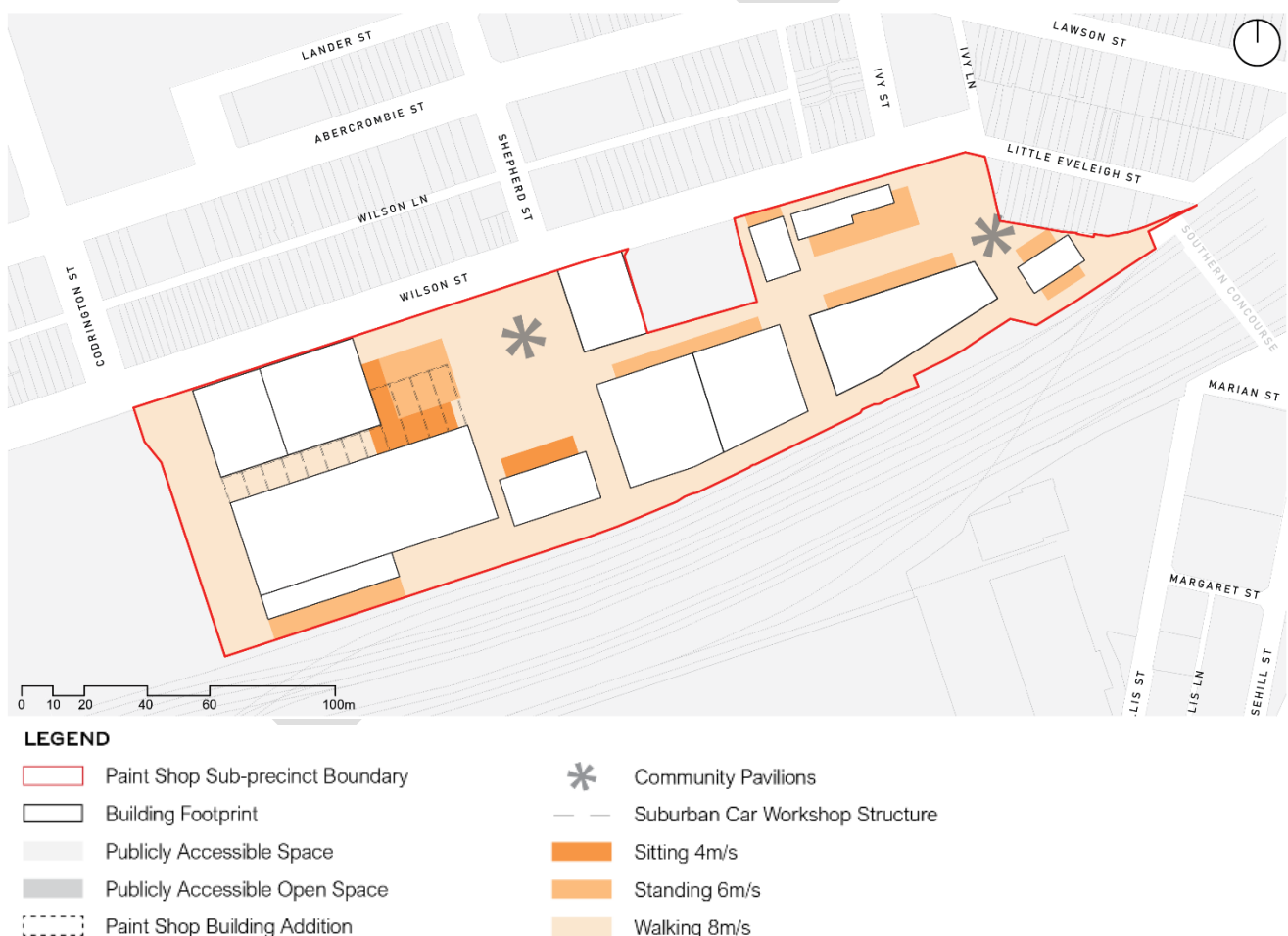


Figure 33: Wind Criteria Map

#### 4.4.9.3. Light Spill

##### Objectives

- a) Encourage appropriate external lighting of buildings that adds to the architectural character of the building.
- b) Minimise light spill to the sky and obstructive lighting to rail operations.
- c) Design lighting to encourage fauna to reside within the Paint Shop Sub Precinct.

##### Provisions

- 1. External light fixtures are to be integrated with the architecture of the building.
- 2. The visual effects of external lighting must contribute to the character of the building, surrounds and skyline.
- 3. The external lighting system is to be energy efficient and subject to appropriate times of operation.
- 4. External lighting is to not reduce the amenity of residents in the locality.
- 5. External lighting is to not negatively impact potential areas of habitat for local fauna.
- 6. External lighting is to minimise the light spill into the night sky.
- 7. LED down lighting is preferred over up lighting to minimise light pollution
- 8. External lighting is to be consistent with the relevant standards and guidelines contained within:
  - a) Transport for NSW's technical standards for Airspace and External Developments (T HR CI 12090 ST); and
  - b) Chapter 5.8 of the Development Near Rail Corridors and Busy Roads Interim Guidelines (DoP, 2008).

#### 4.4.9.4. Reflectivity

##### Objectives

- a) Minimise the reflection of sunlight from buildings to surrounding areas and buildings.
- b) Ensure that building materials do not lead to hazardous, undesirable or uncomfortable glare to pedestrians, motorists, the rail corridor or occupants of surrounding buildings.

##### Provisions

- 1. A Reflectivity Report that analyses potential solar glare from the proposed building design may be required for tall buildings in locations identified in **Figure 2: Urban Strategy Map**.
- 2. Light reflectivity from building materials used on facades must not exceed 20%.

#### 4.4.10. Mixed Use Balcony Screening

##### Objectives

- a) Ensure an adequate level of amenity to residents within residential and mixed developments and for occupants of adjoining buildings.
- b) Create usable outdoor areas for residents within residential and mixed developments.
- c) Minimise conflicts between different building typologies in close proximity of each other including:
  - i. providing adequate visual and acoustic privacy for residents.
  - ii. providing appropriate amenity and outlook for non-residential buildings in proximity (for example accommodation and student housing).
- d) Achieve design excellence with respect to integrating such elements fully into the design of the building.

##### Provisions

- 1. Provide balcony screening sufficient to achieve acoustic and visual privacy to the dwelling and adjacent building.
- 2. Provide screening sufficient to ensure that washing and other such items are not visible from adjacent buildings or the public domain
- 3. Air conditioning units, condensers or other forms of plant need to be no higher than the height of the balustrade
- 4. Design of screening is to be integral to the design of the façade
- 5. Balcony screening and any other treatment is to be detailed and documented as part of the Development (or other) Application

### 4.5. Other Matters

#### 4.5.1. Design Excellence Process

##### Objectives

- a) Development within the Paint Shop Sub Precinct demonstrates design excellence.
- b) Ensure that the amenity of residents, workers and visitors is enhanced by high quality landscaping for public domain, communal and private open space on development sites.
- c) Encourage Aboriginal peoples involvement throughout the design excellence process.
- d) Deliver building design and public domain outcomes informed by Connections with Country.

##### Provisions

- 1. Each development site (as identified at Figure 26 Development Sites, and including any addition to the Paint Shop Building or adaptive use of existing structures) is to be subject to an invited competitive design process and undertaken in accordance with the applicable design excellence competition guidelines of the Government Architect NSW (GANSW) or the City of Sydney Competitive Design Policy (the Policy).
- 2. An invited competitive design process is to be in accordance with the following design excellence strategy:



- 
- a) Undertake an invited architectural design competition involving no less than five (5) competitors from a range of emerging and established architectural practices, with no more than 50% of competitors from international practices
  - b) The Jury composition is to be in accordance with the Provision 3.2 Jury Composition of the Policy or a five (5) member jury in accordance with Part 3.4 of the Draft Government's Architect's Design Excellence Competition Guidelines (dated May 2018) and any finalised version of the Guidelines. The Jury must comprise an odd number of members with equal split of nominees from the Proponent and the consent authority (or the local authority where the consent authority is the Minister or their delegate). In addition, a GANSW nominee will be Chair of the competition jury.
  - c) A design integrity process is to be established in accordance with the Draft Government's Architect's Design Excellence Competition Guidelines (dated May 2018) and any finalised version of the Guidelines.

**Note:** Typically the design jury will continue in a design integrity capacity, or where preferred by the Competition Jury the State Design Review Panel can take the Design Integrity Panel role.

- 3. Notwithstanding Provisions 2.5.2(1), development of the community pavilions is to be subject of either an open or invited design competition in accordance with the design excellence competition guidelines of the GANSW.
- 4. As part of any design competition brief (open or invited) the following requirements are to be included:
  - a) demonstrate how Country and site-specific stories of place have been embedded into the design;
  - b) demonstrate how the key design themes of the Redfern North Eveleigh Precinct Connecting with Country Framework (Balarinji, 2022) have been embedded into the design;
  - c) an aspiration for Aboriginal design involvement in all aspects of the project;
  - d) a process to allow for co-design opportunities for Aboriginal community participation where appropriate; and
  - e) demonstrate how the design is sympathetic, respectful, and responds to the heritage context and industrial character of the site as part of the State Heritage Register Eveleigh Railway Workshop.
- 5. The Applicant is to engage with the Heritage NSW as part of the preparation of any design competition brief to ensure the heritage principles of the Eveleigh Railway Workshops are incorporated into the brief to the competitors.
- 6. The jury composition is to include an Aboriginal panel member with expertise in design and Aboriginal Cultural Heritage to champion opportunities to Design with Country.
- 7. No additional floorspace or building height will be awarded for a building demonstrating design excellence.

## 4.5.2. Affordable Housing

### Objectives

To ensure that affordable housing is durable, sustainable and achieves similar levels of amenity as private housing.

### Provisions

1. Construction materials should be durable and contribute to achieving environmental objectives.
2. In buildings that contain both affordable housing and private housing, the affordable housing should be:
  - i. indistinguishable from private housing in layout and design;
  - ii. achieve similar levels of amenity (in particular solar, noise and ventilation) as the private housing.

## 4.5.3. Heritage

### 4.5.3.1. Non-Aboriginal Heritage

#### Objectives

- a) Ensure development appropriately responds, respects and conserves, celebrates and enhances the heritage significance and legibility of individual buildings and the group of buildings within State Heritage Register (SHR) listed Eveleigh Railway Workshop. respect heritage, should not detract from the established low rise industrial heritage character and respect the cultural significance of the precinct.
- b) Ensure future development and use of North Eveleigh precinct are considered with that of South Eveleigh precinct in a holistic manner, taking into consideration the cumulative heritage impact to the Eveleigh Railway Workshops.
- c) To enable the sympathetic adaptive use of significant heritage items, features, spaces and extant heritage fabric.
- d) To ensure a cohesive suite of interpretive elements throughout the Paint Shop Sub Precinct, Redfern North Eveleigh Precinct and the broader Eveleigh Railway Workshops.

### 4.5.3.2. Heritage Impact Statements Provisions

#### 1. Provisions

2. A Statement of Heritage Impact is to accompany a development application for a new building or alterations and additions within the Paint Shop Sub Precinct and is to be prepared in accordance with the NSW Heritage Manual 'Statement of Heritage Impact'.
3. The Statement of Heritage Impact is to address:
  - a) the heritage significance of the SHR item, the affected component and surrounding heritage items;
  - b) the options that were considered and discounted when arriving at a preferred development scheme and the reasons for choosing the preferred option;
  - c) the potential impact of the proposed development on the heritage significance of the affected component, the SHR item and its setting, including surrounding heritage items and significant views and vistas;

- d) the compatibility of the development assessed against the guidelines conservation policies and principles contained within the applicable heritage controls and the Eveleigh Railway Workshops Conservation Management Plan (updated to the satisfaction of the Heritage Council), Non-Aboriginal Heritage Study, Heritage Interpretation Strategy and other relevant heritage documentation; and
  - e) the cumulative heritage impact of the proposed development on the precinct and the SHR item.
4. Where the development application proposes the full or substantial demolition of a heritage item the Statement of Heritage Impact is to:
    - a) demonstrate why the building is not capable of retention or adaptive use;
    - b) include a statement from a suitably qualified and experienced quantity surveyor comparing the cost of demolition and reconstruction to the cost of retention if the demolition is recommended primarily on economic grounds; and
    - c) include a report by a suitably qualified and experienced structural engineer if the demolition is proposed on the basis of poor structural condition.
  5. When giving consent to the full or partial demolition of a heritage item the Consent Authority will include the following conditions of consent:
    - a) Photographic archival recording of the affected component and its context within the building and/or precinct, including significant views and vistas. This is to be prepared by a suitably qualified and experienced heritage practitioner in accordance with Heritage NSW guidelines titled 'Photographic Recording of Heritage Items using Film or Digital Capture'; and
    - b) Heritage Interpretation Plan for interpretation to be located within the immediate context of the affected component. The Heritage Interpretation Plan is to be implemented in conjunction with the proposed development. The Heritage Interpretation Plan must:
      - i. be prepared by a suitably qualified and experienced heritage practitioner in consultation with the Heritage Council of NSW (or its delegate) and local Council;
      - ii. the outcome should be cohesive with the interpretation approach of the Paint Shop Sub Precinct and the broader Eveleigh Railway Workshops; and
      - iii. the content should address both intangible and tangible heritage and incorporate interpretive information such as the history and significance of the affected component within the context of the Paint Shop Sub Precinct and the broader Eveleigh Railway Workshops.

#### **4.5.3.3. Development affecting a Heritage Item**

##### **Provisions**

1. A site-specific Conservation Management Plan is to accompany any future DA for new development in the Paint Shop Sub Precinct and is to be prepared in accordance with the NSW Heritage Manual 'Conservation Management Documents'
2. Any future DA is to respond to the relevant heritage management principles and policies in the Eveleigh Railway Workshops Conservation Management Plan (updated to the satisfaction of the Heritage Council).
3. New development in the Paint Shop Sub Precinct is to:
  - a) consider the cumulative heritage impact on the precinct and SHR item.
  - b) adopt appropriate setbacks from key heritage items.

- 
- c) be sympathetic and respond to the bulk, scale, height, form and materiality of the buildings of Exceptional or High heritage significance identified in **Table 5: Level of Heritage Significance of Buildings / Site Elements**.
  - d) New development adjacent to the Paint Shop building should take into consideration the relationship with the existing height of the Paint Shop building.
  - e) adopt a form, scale, materiality, and colour palette that sensitively responds to the heritage fabric within its immediate context, the Paint Shop Sub Precinct and the State heritage listed Eveleigh Railway Workshops. The design should reference the industrial heritage character of the SHR precinct.
  - f) incorporate heritage interpretation elements as part of its fabric and/or design
  - g) demonstrate consideration of how the proposed development will integrate with the Wilson Street streetscape and setting, as well as the location and dominant form of the adjacent Darlington Heritage Conservation Area. New development should respect the established heritage character within its context and setting.
4. Existing buildings/site elements of Exceptional or High heritage significance identified in **Table 5: Level of Heritage Significance of Buildings / Site Elements** are to be retained on site and in their original location.
  5. Any future works to the heritage items of Exceptional or High heritage significance within the Paint Shop Sub Precinct identified in **Table 5: Level of Heritage Significance of Buildings / Site Elements** are to retain their dominant form, layout, and significant fabric. Future works to items of Exceptional or High heritage significance is to retain its integrity and contribution to the precinct.
  6. Future development should aim to retain the existing fan of tracks as much as possible. Should retention not be feasible, segments of the Fan of Tracks within development sites (identified on **Figure 26: Development Sites**) may be removed, subject to these being interpreted:
    - a) as part of the future design of a proposed development;
    - b) as public art within the Paint Shop Sub Precinct; and
    - c) interpretation is to be developed in consultation with Heritage Council of NSW (or its delegate), TfNSW and Council.
  7. Buildings/site elements of Moderate heritage significance are to be retained within the Paint Shop Sub Precinct, however may:
    - a) be re-located to other parts of the Paint Shop Sub Precinct; and/or
    - b) be sensitively intervened/modified and adaptively reused subject to future design
  8. Existing buildings/site elements of Low heritage significance identified in **Table 5: Level of Heritage Significance of Buildings / Site Elements** may be removed from the Paint Shop Sub Precinct.
  9. Any buildings/site elements of Low heritage significance proposed for removal are to be catalogued and accompanied by a photographic archival recording to establish a recorded inventory of removed heritage items.

Table 5: Level of Heritage Significance of Buildings/Site Elements

Level of heritage significance	Existing buildings / site elements
<b>Exceptional or High</b>	Paint Shop Building Paint Shop Extension/Suburban Car Workshop Chief Mechanical Engineers Building Telecommunications Equipment Centre Scientific Service Building No. 1 Traverser No.1 Fan of Tracks Elston's Sidings (if kept in original location) Brick Retaining Wall
<b>Moderate</b>	Scientific Services Building No. 2 CME Toilet Compressor machinery from Compressor House Overbridge Footings Elston's Sidings (if moved to new location with interpretation) Skippy Girl Fence.
<b>Low</b>	Interlocking Store, Southern Store and Brick Toilet Asbestos Removal Shed 2021 Sydney Trains Site Office Carpenters, Plumbers and Food Distribution Centre Fire Brigade Shed Fire Protection and Drug Analysis Building Post War Toilet Block Compressor House Trackfast Depot

10. Development that seeks to change or alter the significant fabric of items of heritage significance, is to address the principles and policies of any relevant Conservation Management Plans to ensure appropriate conservation, and interpretation throughout new development.
11. Development affecting a heritage item is to achieve the following:
  - a) minimise the extent of alterations to significant fabric and features;
  - b) use traditional techniques and materials unless contemporary techniques and materials will result in a better conservation outcome;
  - c) enable the interpretation of each of the significant values of the item through the treatment of the item's fabric, spaces, location and setting;
  - d) internal changes are not to compromise the heritage significance and the external appearance of the building;

- e) the provision of on-site interpretation of previous significant uses, as outlined in the Heritage Interpretation Strategy;
- f) design works that will not negatively impact the heritage significance of the item and retain legibility of its significant and distinctive features, including significant visual connections and view lines;
- g) enable new alterations and additions to be reversible so that it can be removed at a later date with minimal damage to, or impact on significant building fabric.
- h) enhance the heritage item by:
  - i. removing unsympathetic alterations and additions;
  - ii. undertaking preventative and remedial conservation work to curtail any damage and deterioration to significant fabric; and
  - iii. reinstating missing details, building and landscape elements, where physical or documentary evidence is available.

#### **4.5.3.4. Moveable Heritage**

##### **Provisions**

1. Any development application for a new building or alterations and additions within the Paint Shop Sub Precinct is to be prepared in accordance with the TfNSW 'Paint Shop Sub Precinct Moveable Heritage Strategy'.

#### **4.5.3.5. Alternations and Additions to Heritage Items Provisions**

##### **Provisions**

1. Alterations and additions to list heritage items are to:
  - a) consider the cumulative impact on the heritage item;
  - b) retain and conserve the integrity of the heritage items;
  - c) be sympathetic in its context and setting within the heritage item, including significant visual relationships;
  - d) retain the essential geometric form of the existing building when viewed from the public domain;
  - e) be complementary in materials and articulation to the existing façade(s), including incorporating distinguishing features that occur at regular intervals;
  - f) respect the heritage significance and character of the heritage item; and
  - g) be distinctive from new fabric introduced to the heritage item.
2. The original or significant pattern of windows and openings is to be retained.
3. All original window frames, sashes and lights are to be retained or replicated on prominent elevations and on secondary elevations where considered critical to the significance of the building.
4. Work to the facade is to:



- 
- a) retain original and significant elements and finishes;
  - b) reinstate or restore missing original elements that contributed to the significance of the building;
  - c) remove detracting elements;
  - d) minimise new elements; and
  - e) not obscure original elements with new elements.
5. External awnings, hoods and other overhanging devices are not to be attached to the building facades where such structures detract from the overall building form.
  6. Face brick and sandstone are not to be rendered, painted or otherwise coated.
  7. Existing floor levels and internal spaces within heritage buildings should be maintained, with mezzanine or loft areas only acceptable where they have minimal heritage impact, including impact on any significant structure and significant views into the interior.
  8. Any internal subdivision and change to the layout of floor areas, for example to create new units, is to respect the existing pattern of windows and openings and have minimal heritage impact including impact on significant structure and significant views into the interior.
  9. Significant original elements, fabric and features that are characteristic of the former use of the building are to be:
    - a) retained;
    - b) generally not obscured by new elements; and
    - c) where required, to be adapted to meet contemporary needs or safety standards, alterations should be reversible and minimal, where possible.
  10. Active frontages are to be integrated into the existing fabric so that entrances and display windows do not alter the regularity of façade elements or compromise the external appearance.
  11. Existing signs that relate to the history and significance of the building and site are to be retained.

### **Paint Shop Building**

12. The adaptive re-use and/or any alteration to the Paint Shop Building is to:
  - a) celebrate its unique heritage and achieves an appropriate level of commercial benefit;
  - b) retain its integrity, including original and significant heritage fabric of the building;
  - c) remove intrusive fabric including:
    - i. any modern intrusive fabric within the building (e.g. surface mounted cables, modern ducts etc.);
    - ii. the bricked in doorway to Row 7 along eastern façade.
  - d) retain the openness and industrial character of interiors, including views to steel roof trusses and the visibility of cast iron columns;

- e) be designed to ensure any future internal mezzanines should be single storey, and retain views to roof trusses and columns;
- f) address the principles, policies and recommendations of any applicable Conservation Management Plans (CMP), Non-Aboriginal Heritage Study, Heritage Interpretation Strategy and other relevant heritage documentation;
- g) retain and interpret key movable heritage items/machinery related to Eveleigh;
- h) catalogue, record, and establish inventory of moveable heritage collection; and
- i) ensure moveable heritage is kept in appropriate secure location and proactively managed to ensure its conservation.

13. Any proposed building addition above the existing Paint Shop Building is to:

- a) incorporate an innovative structural response to minimise the impact of structural intrusion on significant heritage elements of the Paint Shop Building, and enhance legibility of significant heritage facades;
- b) provide a minimum clearance of 3.0m from the topmost point of the saw tooth roof of Paint Shop Building and the underside of the building addition – see **Figure 31** and **32** ;
- c) recess any structure and/or building core between the underside of the building addition and Paint Shop Building generally 6m from the vertical edge building addition; and
- d) consolidate roof top plant rooms into one simple enclosure with a minimum 9m set back from any building edge.
- e) Refer to Section 4.4.3 provisions (6) (7), (8), (9) for more detail.

#### **Paint Shop Extension/Former Suburban Car Workshops**

14. The adaptive re-use and/or any alteration to the Paint Shop Extension / Former Suburban Car Workshops is to:

- a) ensure new uses for warehouses are compatible and celebrates its unique heritage
- b) minimise change to significant components, spaces and character
- c) retain readability of:
  - i. the sawtooth roof form;
  - ii. the connection to c.1888 Paint Shop Building;
  - iii. the former rail tracks; and
  - iv. the eastern Suburban Car Workshops sign.
- d) address the principles, policies and recommendations of any applicable Conservation Management Plans (CMP), Non-Aboriginal Heritage Study, Heritage Interpretation Strategy and other relevant heritage documentation.

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### **Chief Mechanical Engineer's Office Building**

15. The adaptive reuse and/or any alteration to the Chief Mechanical Engineer's Office Building is to:
- a) ensure new uses are compatible and celebrate its unique heritage
  - b) minimise change to significant components, spaces and character;
  - c) retain and conserve significant fabric;
  - d) catalogue, record, and establish inventory of moveable heritage collection;
  - e) retain and explore opportunities to interpret any moveable heritage collection materials, such as the Plan drawers and cabinets in Room 1 of the Chief Mechanical Engineer's Office Building; and
  - f) address the principles, policies and recommendations of any applicable Conservation Management Plans and (CMP), Non-Aboriginal Heritage Study, Heritage Interpretation Strategy and other relevant heritage documentation.
16. As part of any future DA, a comprehensive condition survey and report is to be prepared to identify any urgent conservation works and actions, to inform the adaptive use, alteration and restoration works to the building.

### **Telecommunications Equipment Centre**

17. The adaptive use and/or any alteration to the Telecommunications Equipment Centre is to:
- a) retain and conserve significant fabric;
  - b) catalogue, record, and establish inventory of moveable heritage collection material within the building;
  - c) retain and explore opportunities to interpret any moveable heritage collection materials within the Telecommunications Equipment Centre; and
  - d) address the principles, policies and recommendations of any applicable Conservation Management Plans (CMP), Non-Aboriginal Heritage Study, Heritage Interpretation Strategy and other relevant heritage documentation.
18. As part of any future DA, a comprehensive condition survey and report is to be prepared to identify any urgent conservation works and actions, to inform the adaptive reuse, alteration and restoration works to the building.

### **Scientific Services Building No.1**

19. The adaptive re-use and/or any alteration to the Scientific Services Building No.1 is to:
- a) ensure new uses are compatible and minimise change to significant components, spaces and character;
  - b) retain and conserve significant fabric;
  - c) catalogue, record, and establish inventory of moveable heritage collection stored in the building

- d) retain and explore opportunities to interpret any moveable heritage collection materials within the Scientific Services Building No. 1
- e) address the principles, policies and recommendations of any applicable Conservation Management Plans (CMP), Non-Aboriginal Heritage Study, Heritage Interpretation Strategy and other relevant heritage documentation.

20. As part of any future DA, a comprehensive condition survey and report is to be prepared to identify any urgent conservation works and actions, to inform the adaptive use, alteration and restoration works to the building.

#### 4.5.3.6. Heritage Interpretation

##### Provisions

1. A Heritage Interpretation Plan is to accompany a development application and identify opportunities for the presentation of the tangible and intangible heritage of the site and surrounds.
2. The Heritage Interpretation Plan is to:
  - a) be in alignment with:
    - i. the Paint Shop Sub Precinct Heritage Interpretation Strategy (Curio Projects, 2022).
  - b) implement a range of interpretive media options;
  - c) consider opportunities to integrate moveable heritage items as interpretive elements;
  - d) consider the following matters when selecting location of interpretive elements:
    - i. trafficability and visibility;
    - ii. the proposed use and function of the space;
    - iii. materials and textures of the interpretive element;
    - iv. land ownership (i.e. public or private land);
    - v. consideration of heritage fabric and buildings;
    - vi. the physical area available;
    - vii. the historical context and setting;
  - e) be aligned with the Public Art Strategy for the Paint Shop Sub Precinct (Balarinji, 2022), particularly as it relates to integrated messaging and the engagement of Aboriginal artists; and
  - f) reference key policies and guidelines relating to heritage interpretation, including:
    - i. the Heritage Interpretation Policy (Heritage NSW, 2005);
    - ii. the Interpreting Heritage Places and Items Guidelines (Heritage NSW, 2005);
    - iii. the Connecting with Country Framework (GANSW, 2020); and
    - iv. the Transport for NSW Heritage Interpretation Guidelines (Sydney Trains, 2019).
3. The interpretation approach for Aboriginal heritage is to:
  - a) link interpretive elements to the following key themes, as outlined in the Paint Shop Sub Precinct Aboriginal Heritage Interpretation Strategy (Artefact, 2022), which has been tested with the locally connected Aboriginal community:

- 
- i. Mura (trackways) and ngurang (places);
    - ii. Gabara (head), damara (hand) and butbut (heart); and
    - iii. Yirran (very, great, large, many).
  - b) co-design interpretive Aboriginal heritage elements with Aboriginal Knowledge Holders, ICIP and artists/designers, with appropriate permissions and intellectual property rights in place.
  - c) be guided by the Redfern North Eveleigh Precinct Connecting with Country Framework (Balarinji, 2022) for Aboriginal heritage interpretation.
4. The interpretation approach for non-Aboriginal heritage is to:
- a) link interpretive elements to the following key themes, as outlined in the Paint Shop Sub Precinct Non-Aboriginal Heritage Interpretation Strategy (Curio Projects, 2022):
    - i. Eveleigh's forgotten waterways
    - ii. Always was, always will be: Eveleigh's long connection to Aboriginal peoples
    - iii. Fighting for change at Eveleigh
    - iv. The science behind the scenes
    - v. From Industry to Technology
    - vi. All Aboard! Eveleigh Railway Workshops and Sydney's commuter networks
    - vii. Developing Darlington
    - viii. North Eveleigh's hidden histories: Calder House
    - ix. Employment at the Eveleigh Railway Workshops
    - x. Death and Dying at Calder House

#### **4.5.3.7. Archaeological Assessments**

##### **Provisions**

1. For development that requires sub-surface disturbance having to take place, an Archaeological Research Design (ARD) Report is to be prepared to manage impacts to potential archaeological resources that are specific to the location and nature of the works proposed.
2. An Archaeological Research Design (ARD) Report is to:
3. provide for the detailed analysis of any archaeological items discovered during investigations;
4. include management strategies for discovered Archaeological items (including options for relocation, display and interpretation); and
5. ensure that the impact is managed according to the assessed level of significance of those objects.
6. For any development proposed east of the Chief Mechanical Engineers Office Building requiring sub-surface disturbance, test excavations are to be undertaken prior to subsurface impacts under the Code of Practice for Investigation of Aboriginal Objects in NSW (OEH 2011) to assess the nature and significance of the Potential Archaeological Deposit.
7. Should Aboriginal objects be located during test excavations, additional assessment and approvals would be required prior to construction. If no Aboriginal objects are located during test excavations the area would be reassessed for potential and works could proceed under the Unexpected Finds Procedure.

## 4.5.4. Transport and Parking

### 4.5.4.1. General

#### Provisions

1. A transport management plan incorporating all operations and servicing on the site (and considering movement and circulation relationships with the Carriageworks and Clothing Store Sub Precincts) is to be submitted prior to consent being granted for the first development application that proposes new buildings or new public domain works in the sub precinct.
2. A Transport Impact Study is required with a development application to address the potential impact of the development on surrounding movement systems where the proposed development is:
  - a) a non-residential development equal to or greater than 1,000sqm GFA;
  - b) car park with more than 200 spaces;
  - c) for 25 or more dwellings; or
  - d) in the opinion of the consent authority, likely to generate significant traffic impacts.
3. Any proposed commercial development of 5,000sqm or more GFA is to include initiatives to promote walking, cycling and the use of public transport, through the submission of a Green Travel Plan.
4. Basement parking areas:
  - a) are to be well lit;
  - b) are to avoid hidden and enclosed areas to allow for casual surveillance, where practicable;
  - c) where hidden and enclosed areas such as staircases and lift lobbies cannot be avoided, are to include mirrors or similar devices to aid surveillance;
  - d) are to be well ventilated; and
  - e) are to provide natural rather than mechanical ventilation where practicable.
5. Vehicle access points for private, loading and servicing vehicles are to be generally provided at locations identified on **Figure 8: Movement and Access**.

### 4.5.4.2. Vehicular Parking

#### Provisions

1. Residential car parking spaces are to be provided at the rates specified in the Sydney LEP 2012 and the associated Land Use and Transport Integration (LUTI) Map.
2. Non-residential car parking spaces are to be provided at a rate of 1 space per 700m<sup>2</sup> of GFA.
3. 66 car spaces are to be provided for Sydney Trains maintenance and operational use, that replace the loss of existing provision for future precinct development.
4. To replace the existing temporary parking area for residents on Little Eveleigh Street, 20 on-grade parking spaces (including one accessible parking space and one car share scheme parking space) is to be provided for the permitted use of adjacent residents of Little Eveleigh Street.



#### 4.5.4.3. Car Share Parking

##### Provisions

1. Car share spaces are to be provided at a rate of:
  - a) one space per 60 car spaces for residential; and
  - b) one space per 40 car spaces for non-residential.
2. Car share spaces are to be for the exclusive use of car share scheme vehicles. The car share spaces are to be:
  - a) Located within basement car parks or at on-street parking spaces within or near the sub precinct;
  - b) Grouped together in the most convenient locations relative to car parking entrances and pedestrian lifts or access points;
  - c) Located in well-lit spaces that allow for casual surveillance;
  - d) Signposted for use only by car share vehicles; and
  - e) Made known to building occupants and car share members through appropriate signage which indicates the availability of the scheme and promotes its use as an alternative mode of transport.
3. The existing on-street car share parking space on Little Eveleigh Street at the end of the shared zone on approach to Little Eveleigh Street / Wilson Street is to be relocated within the Paint Shop Sub Precinct.

#### 4.5.4.4. Accessible Car Parking Spaces

##### Provisions

1. Accessible car parking spaces are to be provided and included in the number of car parking spaces permitted in the Paint Shop Sub Precinct.
2. Of the car parking spaces provided:
  - a) One (1) accessible car parking space is to be provided for every adaptable residential unit, allocated to the adaptable units in the strata plan.
  - b) One (1) space for every 20 residential car parking spaces or part thereof is to be allocated as accessible visitor parking.
  - c) One (1) accessible car parking space is to be provided for 100 non-residential car parking spaces.
3. Accessible parking is not required in a car parking area where a parking service is provided.
4. Accessible parking is to be designed in accordance with the requirements of relevant Australian Standards.

#### 4.5.4.5. Motorcycle Parking Spaces

##### Provisions

1. The maximum number of motorbike parking spaces is to be provided at a rate of 1 motorcycle parking space for every 12 car parking spaces.
2. Each motorcycle parking space is to be designated and located so that parked motorcycles are not vulnerable to being struck by a manoeuvring vehicle.

#### 4.5.4.6. Bike Parking and End-of-Trip Facilities

##### Provisions

1. The maximum number of bike parking spaces is to be provided in accordance with the following rates in **Table 6: Bike parking rates**.

Table 6: Bike Parking Rates

Proposed Use	Residents/Employees	Customer/Visitors
<b>Residential</b>	1 per dwelling	1 per 10 dwellings
<b>Office premises or business premises</b>	1 per 150sqm GFA	1 per 400sqm GFA

2. End of trip facilities of a sufficient scale and design and must be provided in a location that is clearly visible and which supports direct and intuitive access for its users, including cycle parking for visitors and employees.

#### 4.5.4.7. Service and Emergency Vehicles

##### Provisions

1. The following minimum requirements for service vehicle parking apply to new development for:
  - a) Residential buildings and serviced apartments:
    - i. 1 space for the first 50 dwellings or serviced apartments; plus
    - ii. 0.5 spaces for every 50 dwellings/serviced apartments or part thereafter.
  - b) Commercial premises:
    - i. 1 space per 3,300sqm GFA, or part thereof, for the first 50,000sqm; plus
    - ii. 1 space per 6,600sqm, or part thereof, for additional floor area over 50,000sqm and under 100,000sqm; plus
    - iii. 1 space per 13,200sqm, or part thereof, for additional floor area over 100,000sqm.
  - c) Shops, shopping centres:
    - i. 1 space per 350sqm GFA, or part thereof, up to 2,000sqm; then
    - ii. 1 space per 8,00sqm GFA thereafter.
  - d) Hotels:
    - i. 1 space per 50 hotel bedrooms, or part thereof, up to 100 bedrooms; then
    - ii. 1 space per 100 hotel bedrooms; plus
    - iii. 1 space per 400sqm of reception, lounge, bar and restaurant area GFA, or part thereof, for the first 2,000sqm; then
    - iv. 1 space per 8000sqm of reception, lounge, bar and restaurant area GFA thereafter.
2. Service and waste collection vehicle zones must be sufficient dimensions to accommodate a standard 12.5m long HRV and allow for all access and manoeuvring to occur within the zone. Waste collection vehicles are assumed to be a 9.25m Council garbage truck.

3. All underground basement structures are to be sufficiently sized to support the future requirements with regards to waste, service and loading vehicles with supporting loading dock, ventilation, access, egress and fire services.
4. A loading/servicing area being provided to the site is to be designed so that vehicles can enter and exit the site in a forward direction. If necessary, a mechanical turntable may need to be installed to achieve this Provisions.
5. For mixed use developments, the total number of service vehicle spaces is to be calculated on a pro rata basis of spaces required for the relative proportions of different uses within the building.
6. The total requirement identified in (1) above may be reduced for developments with GFAs in excess of 50,000sqm where it can be demonstrated to the satisfaction of the consent authority that:
  - a) the proposed uses are complementary in terms of servicing demand; and
  - b) at least one space per tenancy for business owners is provided.
7. All development is to implement adequate access arrangements for emergency vehicles. Consultation with relevant emergency services is to be undertaken to inform any proposed emergency vehicle access arrangements.

#### **4.5.4.8. Point to Point Transport**

##### **Provisions**

1. A kiss and ride of three (3) spaces is to be provided along the Paint Shop Sub Precinct's east-west shared zone.

#### **4.5.5. Ecologically Sustainable Development**

##### **Objectives**

- a) Development is to give effect to the Actions of the Eastern City District Plan, including:
  - i. Supporting initiatives that contribute to the aspirational objective of achieving net-zero emissions by 2050 (action 68)
  - ii. Supporting precinct-based initiatives to increase renewable energy generation, and energy and water efficiency (action 69)
  - iii. Encouraging the preparation of low-carbon, high efficiency strategies to reduce emissions, optimise the use of water, reduce waste and optimise carparking provision (action 72).
- b) Ensure development incorporates best practice sustainability and environmental performance measures and initiatives for individual development sites and the whole precinct that:
  - i. minimise greenhouse gas emissions
  - ii. Demonstrate innovation in reducing greenhouse gas emissions through energy efficiency, renewable energy and other measures
  - iii. reduce the urban heat island effect
  - iv. achieve high levels of waste separation and diversion from landfill
  - v. minimise consumption of mains potable water
  - vi. improve air quality

##### **Provisions**

- 
1. Development proposals for new buildings are to be accompanied by an Ecologically Sustainable Development strategy that demonstrates how the following standards will be achieved:
    - a) 5.5-star NABERS Energy rating (where applicable) for non-residential buildings, including mixed use, offices, hotels and retail with a Commitment Agreement (base building only)
    - b) 4-star NABERS Water rating (where applicable) for non-residential buildings
    - c) a minimum 5 Star Green Star Communities rating (version 1.1 or latest version) and a 5-star Green Star Buildings rating (version 1 or latest version) for all new residential, office, public and commercial buildings; including mixed use. A 6 Star rating should be targeted for both rating tools
    - d) maximum points in Green Star Communities 'Adaptation and Resilience' credit and Green Star Buildings 'Climate Change Resilience' credits
    - e) the following target reduction of embodied energy emissions by:
      - i. an immediate 20 percent reduction; and
      - ii. 40 percent reduction for development commencing from year 2030.
  2. Buildings are to be designed to achieve net zero emissions, and use 100% renewable energy.
  3. Car parking areas are to be designed and constructed to be electric vehicle ready so that electric vehicle charging points are capable of being installed at the following rates:
    - a) 100 percent of residential car parking spaces
    - b) 25 percent of non-residential car parking spaces.

A parking space is electric vehicle ready when distribution board(s) and cabling to the parking space, and spatial allowance for standard power outlet (GPO) or charging head unit is provided.
  4. A minimum 20 percent of roof top space is to be allocated for the purposed of on-site renewable energy generation.
  5. The Ecologically Sustainable Development strategy is to consider the implementation of the following design strategies for energy and greenhouse emissions, water, solid waste and climate change and microclimate identified in Table 7 : Sustainability Design Strategies for the Paint Shop

Table 7: Sustainability Design Strategies for the Paint Shop Sub Precinct.

Sustainability Theme	Design Strategies
<b>Energy and Greenhouse Gas Emissions</b>	<ul style="list-style-type: none"> <li>Consider electrification of all precinct systems (i.e. no gas connections) as a method of achieving net zero and renewable energy targets</li> <li>In the transition to 100% renewable energy, all development should consider the reduction of carbon intensive energy supply and maximise onsite renewable energy generation</li> <li>Utilise the load diversity of the Paint Shop Sub Precinct to capture and reuse waste energy within a precinct (assuming the right governance structures are in place)</li> <li>Consideration to be made of building's density, form, orientation, external shading, wind, and green infrastructure to enhance passive cooling of the Paint Shop Sub Precinct</li> <li>Individual developments are to be designed and constructed to reduce the need for active heating and cooling by incorporating passive design measures including building orientation and thermal properties of glazing, natural and/or mechanical ventilation, appropriate use of thermal mass and external shading, including vegetation</li> <li>Ensure design follows the following circular economy hierarchy: <ul style="list-style-type: none"> <li>Retain</li> <li>Refit</li> <li>Refurbish</li> <li>Reclaim/Reuse</li> <li>Remanufacture</li> <li>Recycle/Compost</li> </ul> </li> <li>In multi-tenant or strata-subdivided non-residential developments as per the City of Sydney DCP 2012, electricity sub-metering is to be provided for lighting, air-conditioning and power within each tenancy or strata unit. Locations are to be identified on the development plans</li> <li>Promote photovoltaic and local energy generation and storage.</li> <li>Encouraging walking and cycling trips to, from and within the precinct by providing appropriate paths, crossings and supporting facilities, adequate street furniture and ensuring that the public domain is universally accessible.</li> <li>The use, location and placement of photovoltaic solar panels is to take into account the potential permissible building form on adjacent properties</li> <li>Favour coupling Photovoltaic arrays with green roofs to improve efficiencies</li> <li>Reuse as much of the existing built heritage fabric as possible (buildings and public domain)</li> <li>Design buildings that are adaptable and have a long asset life</li> <li>Use low carbon construction technologies</li> <li>Ensure the responsible sourcing of materials e.g. FSC timber, responsible steel (Environmental Sustainability Charter of the Australian Steel)</li> <li>Lighting for streets, parks and any other public domain spaces provided as part of a development should be energy efficient lighting such as LED lighting</li> </ul>

Sustainability Theme	Design Strategies
<b>Water</b>	<ul style="list-style-type: none"> <li>• At the Development Application stage develop more specific integrated water cycle management strategies to ensure optimised sustainable water solutions for the precinct and buildings</li> <li>• Do not preclude future scenarios where a decentralised water utility may operate</li> <li>• Ensure water and green infrastructure are in close connection with each other</li> <li>• Integrate any appropriate recommendations from The Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (2006)</li> <li>• Ensure water discharged from a private building stormwater system is first used to supply to landscape of public domain ahead of immediate discharge to offsite drainage system</li> <li>• Design urban water systems and streetscapes that focus on passive systems that allow for irrigation through direct rainfall and natural water flows</li> <li>• Separate meters are to be installed for each individual tenancy in commercial or retail buildings over 5,000sqm, such as separate tenant areas within a shopping centre</li> <li>• Separate meters are to be installed for the make-up lines to cooling towers, swimming pools, on the water supply to outdoor irrigation, and other major uses.</li> </ul>



Sustainability Theme	Design Strategies
<b>Solid Waste</b>	<ul style="list-style-type: none"> <li>• At the Development Application stage develop a more specific integrated waste management strategies to ensure optimised sustainable waste solutions for the precinct or buildings</li> <li>• Integrate any appropriate recommendations from the EPA Better practice guide for resource recovery in residential developments (2019)</li> <li>• Integrate any appropriate recommendations from City of Sydney's Leave nothing to waste: Waste strategy and action plan 2017-2030</li> <li>• Partner with the City of Sydney for the collection of different waste streams when appropriate</li> <li>• Ensure building design supports recycling behaviour, so that residents can easily separate and appropriately dispose of waste and recyclable materials in a way which increases resource recovery initiatives</li> <li>• Provide sufficient spatial allocation for waste storage and separation at a building level, and consider the associated transport and maintenance requirements, as well as appropriate signage / educational material</li> <li>• Encouraging reuse/recycling through dedicated areas for the storage/exchange of bulky goods and furniture for residents to store unwanted bulky items for exchange or reuse</li> <li>• Ensure public place recycling is provided, and designed and located to enhance public amenity and encourage responsible recycling behaviour</li> <li>• Consider opportunities for centralised solid waste system that transports waste through an underground network of pipes to one or several collection points in the Precinct</li> <li>• Design structures which could be utilised for different purposes in the future to extend the life of building stock and reduce future waste generation</li> <li>• Prioritise locally sourced construction materials and responsible consumption practices. This includes preference for reused and recycled materials contributing to a lower carbon footprint where possible.</li> </ul>

Sustainability Theme	Design Strategies
<b>Climate Change and Microclimate</b>	<ul style="list-style-type: none"> <li>• Address the impact of climate change including urban heat and extreme weather events by referencing and integrating appropriate recommendations from Low Carbon Living Guide to Urban Cooling Strategies and the WSROC Urban Heat Planning Toolkit 2021</li> <li>• Provide 'all weather' walkable public linkages across the Precinct</li> <li>• Favour the use of appropriate pavement and building materials e.g. cool materials, light in colour</li> <li>• Include endemic and native planting and opportunities for regeneration of endangered habitats</li> <li>• Mitigate urban heat island effect. Consideration to achieve this could include the following; <ul style="list-style-type: none"> <li>○ maximising natural ventilation and lighting to residential and non-residential uses through building orientation and configuration</li> <li>○ rain gardens and Water Sensitive Urban Design mechanisms</li> <li>○ high proportions of canopy cover in the public and private realm</li> <li>○ using high diffuse reflectivity and high emissivity value materials for hardscapes, footpaths, communal open spaces and rooftops.</li> </ul> </li> </ul>

#### 4.5.6. Landscape Framework/Green Infrastructure

##### Objectives

- Encourage future development to adapt and be more resilient to extreme heat.
- Enhance the amenity of streets and open space areas.
- Prioritise endemic species in landscaping, enhancing the relationship with Country.
- Increase urban tree canopy and greening while maintaining the heritage fabric heritage setting and sightlines to the Eveleigh Railway Workshops.
- Increase urban biodiversity.
- Provide a variety of tree sizes and tree species, that increase the health and wellbeing of Country, and supporting overall regeneration
- Ensure the future protection and maintained health of trees.

##### Provisions

- Trees listed in **Schedule 1 – Register of Significant Trees** are to be retained and then protected in accordance with the Australian Standard 4970 – Protection of Trees on Development Sites.
- Should trees listed to be retained in **Schedule 1 – Register of Significant Trees** be disturbed by planned underground utilities and servicing routes then suitable mitigation measures are to be implemented to avoid incursions into the root zone of tree(s). Where this cannot be reasonably accommodated, alternative methods of construction are to be investigated for implementation (e.g. under-boring, directional drilling or non-destructive trenching techniques) to install the services without impact to the trees' health or stability.

3. Development is to provide a minimum green cover in accordance with the targets identified in **Table 8: Greening Target Canopy Targets** and greening cover and locations identified in **Figure 34: Greening and Tree Canopy Zones**. Green cover is to include a combination of:
  - a) ground level planting, such as shrubs, mid-storey planting and lawns
  - b) green walls and roofs;
  - c) WSUD implementation; and
  - d) tree canopy coverage.
4. Notwithstanding the above, ground level planting within heritage sensitive locations (identified by the secondary greening zone in Figure 34: Greening and Tree Canopy Zones) is to
  - a) comprise of low impact shallow rooted landscaping to avoid future damage to sub-surface archaeology through expansion of the root ball; or
  - b) other suitable root restriction devices or containment, together with adequate soil volumes, to minimise the chances of future damage while still allowing resilient landscaping to be achieved.
5. Tree species selection for the public domain shall be as per the proposed tree species list contained in **Schedule 1 – Register of Significant Trees**.
6. Landscape plans are to incorporate a diverse range of tree species to increase resilience and diversity and achieve targets of no more than:
  - a) 40% in any one family;
  - b) 30% in any one genus; and
  - c) 10% in any one species.
7. A mix of at least three (3) species from different botanic families are to be selected for the primary streets and open space areas to minimise the likelihood of canopy and greening loss due to climate change, droughts and pests in the future.
8. A replacement tree offset ratio of 3:1 is to be applied when removing any existing trees (three (3) new trees to be planted for each existing tree to be removed).
9. A mix of tree sizes should be provided generally in accordance with **Table 9: Target Mix of Trees**.
10. Small trees are only to be used where it is unreasonable to install a larger tree.
11. Irrigation of green infrastructure in the private and public domain is to be primarily sourced from the collection and re-use of rainwater and/or grey water from the Paint Shop Sub Precinct.
12. Streets and open spaces are to be designed to direct surface water and runoff, wherever technically possible, towards existing and new trees and other green infrastructure.
13. Where trees are proposed to be planted within a potentially constrained soil environment (e.g. on-structure or where other subsurface conditions would constrain root development and volumes), sufficient soil volumes (as recommended by a suitably qualified Arborist) are to be provided to support the long term growth and health of the proposed tree.
14. All new street trees to be planted on any street, including Wilson Street are to achieve a minimum of 0.8 metre setback from the face of adjoining road kerbs or parking lanes with 1-1.5 metre preferred. Trees shall be planted typically a minimum of 3 metres away from the face of any building.
15. Approval in the form of a permit or development consent is required to ringbark, cut down, top, lop, prune, remove, injure or wilfully destroy a tree that:

- a) has a height of 5m or more; or
- b) has a canopy spread of over 5m; or
- c) has a trunk diameter of more than 300mm, measured at ground level; or
- d) is listed to be retained in **Schedule 1 – Register of Significant Trees**.

16. Provision 4.5.6(15) does not apply to any pruning of trees located on private property, where pruning:

- a) is to achieve the following clearances to areas of the public domain:
  - i. 2.5m height clearance over parking lane;
  - ii. 4.5m height clearance over roads;
  - iii. 2.5m height clearance over footpath; or
  - iv. a maximum clearance of 1 metre from any approved building.
- b) does not exceed the total removal of more than 5% of the total canopy of the tree;
- c) does not cause damage or the decline of the tree, or affect the trees structural stability; and
- d) is undertaken in accordance with Australian Standard AS 4373-2007 Pruning of Amenity Trees, using a qualified Arborist (minimum Australian Qualification Framework (AQF) Level 2 Arboriculture).

Table 8: Greening and Tree Canopy Targets

Greening Zones	Canopy Cover % Target	Green Cover % Target
<b>Primary greening zone North/East of Fan of Tracks</b>		
Public Park and Open Space	70%	85%
Street	60%	75%
Private Property	15%	30%
<b>Secondary greening zone - South/West of Fan of Tracks</b>		
Public Park and Open Space	10%	15%
Street	5%	20%
Private Property	5%	30%

**Note 1:** Canopy cover is to be measured as the projected canopy from the tree (m<sup>2</sup>) based on a reasonable estimate of the mature size of the selected tree in an urban setting within a 30-50 year period. Overlapping canopies must not be counted more than once.

**Note 2:** Calculation of canopy cover for private development may include trees planted at the ground level of the buildings, as well as trees planted at upper levels of the buildings (e.g. podium or rooftop). It may also include any canopy overhanging from an adjoining area of the public domain.

Table 9: Target Mix of Trees

Tree Type	Canopy Spread/Height	Indicative Proportion
Small	Less than 10m	10%
Medium	Greater than 10m	50-55%
Large	Greater than 15m	30-35%
Civic	Greater than 25m (height or spread)	10%



Figure 34: Greening and Tree Canopy Zones

## Arborist Reports

17. An Arboricultural Impact Assessment Report is required with all development applications that may impact on trees. In preparing an Arboricultural Impact Assessment Report:
  - a) the procedures in Australian Standard for the Protection of Trees on Development Sites (AS4970) are to be followed;
  - b) report is to also assess trees located within adjoining properties (including street trees) where they may be impacted by the proposed works;
  - c) removal cannot be recommended for any tree that is located on adjoining properties (including Council land) unless written consent from the tree owner is obtained; and
  - d) recommendations for tree removal are to be based on arboricultural findings only. Removals where the reason given is to permit the proposed development will not be accepted.
18. When an application is received for the pruning or removal of a tree located on private property, the consent authority may require a General Arborist Report to be submitted for assessment. A General Arborist Report is to:
  - a) state the name, business address, telephone number of company;
  - b) provide evidence of technical qualifications and experience of the arborist, who undertakes the tree inspection, diagnoses and prepares the report;
  - c) identify the address of the site containing the trees;
  - d) identify the name of the person or company for whom the report is prepared;
  - e) establish the methods or techniques used in the inspection;
  - f) identify and include correct botanical and common names of all trees included in an application to prune or remove trees on private land; or undertake a visual assessment of each tree, outlining the following information:
    - i. the tree species (Botanic & Common Name) of each tree;
    - ii. the approximate height, canopy spread and trunk diameter of each tree;
    - iii. an assessment of the health and condition of each tree, including a general description of the age class, form and habit, evidence of previous pruning, presence of disease or pest infestation and evidence of structural defects or damage;
    - iv. an estimate of the remaining Safe Useful Life Expectancy of each tree;
    - v. an assessment findings in a tree schedule/table appended to the report; and
    - vi. a record of the tree assessment with evidence that it is prepared in accordance with industry best practice.
  - g) include a suitably scaled plan of the site showing the location of all trees assessed in the report;
  - h) include a colour photograph of each tree and/or group of trees discussed within the report;
  - i) include a summary or discussion of other relevant tree and site specific information such as soil and drainage characteristics, pests and diseases and tree hazard assessment details;
  - j) provide supporting evidence such as annotated colour photographs, internal diagnostic testing, laboratory results or aerial inspection findings.
  - k) provide a discussion of all options available, including why tree works are recommended or not recommended,



- l) provide recommendations on the tree's future management. In the event that pruning is recommended, the pruning specification is to be specified in relation to Australian Standard for the Pruning of Amenity Trees (AS4373.)
  - m) include the sources of technical information referred to in the report. (References not used in the report should not be included); and
  - n) present information as objectively as possible without attempting to advocate for the client.
19. Arborist Reports are to be prepared by an arborist with a minimum qualification of Diploma of Horticulture (Arboriculture) Australian Qualification Framework (AQF 5) or equivalent, and with demonstrated experience in high level tree assessment and diagnosis.

#### 4.5.7. Ecology

##### Objectives

- a) Increase and protect existing habitat features within and adjacent to development sites.
- b) Contribute to improving the diversity and abundance of endemic and native flora and fauna species across the Paint Shop Sub Precinct.

##### Provisions

1. New habitat features are to be incorporated into new developments and public spaces where possible, including:
  - a) trees, shrubs and groundcover vegetation;
  - b) waterbodies;
  - c) rockeries;
  - d) green roofs and walls;
  - e) planter boxes; and/or
  - f) habitat structures, such as artificial nest boxes or logs.
2. The implementation of habitat structures or locations for implementation is to:
  - a) consider suitable areas where wildlife can flourish while managing potential wildlife hazards, disturbances, and wildlife-human interactions;
  - b) consider the potential of habitat structures and features to support undesirable species (e.g., competing invasive species);
  - c) ensure whether wildlife structures are suitable for the target species;
  - d) consider measures to monitor and maintain habitat structures to assess use and ensure structures are in good condition;
  - e) consult an appropriately qualified urban ecologist to verify design, placement, and other requirements; and
  - f) consider existing and future climate conditions.
3. Opportunities to link to, extend or enhance existing or potential biodiversity corridors should be realised in new developments or other activities.
4. A mix of locally endemic and native tree, shrub and groundcover species should be incorporated into landscaping associated with a development or other activity wherever possible.
5. Naturally occurring plant species should be used where possible. Hybridised species should be avoided.

6. For development that will impact on existing habitat/threatened species, an Ecological Assessment report is to be submitted, prepared by a qualified and appropriately experienced urban ecologist:
  - a) to determine the likely impacts on flora and fauna species and communities onsite and in the vicinity during demolition, construction and post-construction stages of the proposed development;
  - b) to outline the mitigation measures that will be undertaken to keep any adverse impacts to a minimum; and
  - c) to demonstrate consistency with the provisions of this Design Guideline.
7. Where an Ecological Assessment report is required it should:
  - a) document the species present on and adjoining the development site;
  - b) identify any species that are of particular conservation significance, including threatened species and locally-significant species;
  - c) determine the nature and extent of impacts to flora and fauna, particularly those of conservation significance, that are likely to result from each stage of the development;
  - d) outline the mitigation measures that will be employed to avoid or minimise such impacts, including:
    - i. clearance and relocation of any onsite endemic and native flora and fauna prior to works commencing;
    - ii. protection of any significant habitat features;
    - iii. restoration/creation of compensatory habitat for any important habitat features removed or disturbed as a result of the development; and
    - iv. incorporation of suitable locally-indigenous species in site landscaping.
8. A Landscape Plan, where required by provision 4.4.7(1), is to incorporate any relevant recommendations of the Ecological Assessment report.

#### 4.5.8. Water Quality, Flooding and Stormwater

##### Objectives

- a) Ensure an integrated approach to water management through the use of water sensitive urban design principles.
- b) Encourage sustainable water use practices.
- c) Assist in the management of stormwater to minimise flooding and reduce the effects of stormwater pollution on receiving waterways.
- d) Ensure that development manages and mitigates flood risk and does not exacerbate the potential for flood damage or hazard to existing development and to the public domain.
- e) Ensure that development above the flood planning level as defined in the Sydney LEP 2012 will minimise the impact of stormwater and flooding on other developments and the public domain both during the event and after the event.
- f) Ensure that flood risk management addresses public safety and protection from flooding.

##### 4.5.8.1. Flood Planning

##### Provisions

1. A site-specific flood study is to be prepared by a suitably qualified and experienced hydrologist in accordance with the NSW Floodplain Development Manual 2005, the NSW Coastal Planning Guideline: Adapting to Sea Level Rise, NSW Coastal Risk Management Guide: Incorporating Sea Level Rise Benchmarks In Coastal Risk Assessments and the NSW Flood Risk Management Guide: Incorporating Sea Level Rise Benchmarks In Flood Risk Assessments.
2. The site-specific flood study is to include, but not be limited to:
  - a) a detailed topographical survey that defines flow paths, storage areas and hydraulic controls; and
  - b) flood modelling that uses appropriate hydrological and hydraulic techniques and incorporates boundary conditions.
  - c) pre-development and post-development scenarios, and at a minimum is to include the following information:
    - d) water surface contours;
    - e) velocity vectors;
    - f) velocity and depth product contours;
    - g) delineation of flood risk precincts; and
    - h) flood profiles for the full range of events for total development including all structures and works (such as revegetation and physical enhancements).
3. Commercial building flood planning levels will be set above the 1% AEP flood level.
4. Residential building flood planning levels will be set above the 1% AEP + 0.5 flood level
5. Car park entrances are ramped up to above the 1% AEP flood level + 0.5m, or the probable maximum flood level (whichever is the higher).

#### **4.5.8.2. Drainage and Stormwater Management**

##### **Provisions**

1. A Local Drainage Management Plan is required to be prepared for any development proposal within the Paint Shop Sub Precinct. The Local Drainage Management Plan is to address:
  - a) the hydrology of the locality and its relationship to the drainage system;
  - b) the distribution of soil types and the scope for on-site infiltration;
  - c) any expected rise in ground water level due to development;
  - d) the role of the principal landscape components on the site for water conservation and on-site detention;
  - e) the scope for on-site stormwater detention and retention, including collection of water for re-use;
  - f) how any detrimental impacts on the existing natural hydrology and water quality are proposed to be minimised;
  - g) how pedestrian safety is to be ensured; and
  - h) integration of drainage management responses and open space areas.
2. A suitably qualified engineer with experience in drainage design is to assess the site drainage requirements for the proposed development and prepare the required local drainage management plan in accordance with the provisions of this Design Guideline.
3. Drainage systems are to be designed so that:

- a) on a site with an area less than or equal to 1,000sqm:
    - i. stormwater flows up to the 20% annual exceedance probability event are conveyed by a minor drainage system; and
    - ii. stormwater flows above the 20% annual exceedance probability event are conveyed by a major drainage system;
  - b) on a site with an area greater than 1,000sqm:
    - i. stormwater flows up to the 5% annual exceedance probability event are conveyed by a minor drainage system; and
    - ii. stormwater flows above the 5% annual exceedance probability event are conveyed by a major drainage system.
4. Development is to manage and mitigate flood risk and must not exacerbate the potential for flood damage or hazard to the site and neighbouring rail corridor.
  5. The development proposal must demonstrate:
    - a) that surface runoff from the Paint Shop Sub Precinct will not exceed a Permissible Site Discharge (PSD) of 250-300 L/s.
    - b) how the major drainage system addresses any site-specific conditions and connects to the downstream drainage system.
  6. Major drainage systems are to be designed so that it ensures that public safety is not compromised.
  7. Minor flows from a development site are not to be discharged to the kerb if direct connection to an existing stormwater pipe is available, unless it can be demonstrated there is sufficient capacity within the existing gutter and the flow velocity and depth within the gutter will remain below 400mm.
  8. Where the proposed development is located on a floodplain, high level overflows are permitted for roof drainage systems where the overflow is set above the 1% annual exceedance probability level.
  9. Connection to existing stormwater infrastructure are not to reduce the capacity of that infrastructure by more than 10%. The development proposal is to show the level of impact on the existing stormwater infrastructure as a result of the proposed new connection.

#### **4.5.8.3. Stormwater Quality**

##### **Provisions**

1. The post development run-off from impermeable surfaces (such as roofs, driveways and paved areas) is to be managed by stormwater source measures that:
  - a) contain frequent low-magnitude flows;
  - b) maintain the natural balance between run-off and infiltration;
  - c) remove some pollutants prior to discharge into receiving waters;
  - d) prevent nuisance flows from affecting adjacent properties; and
  - e) enable appropriate use of rainwater and stormwater.
2. Post-development stormwater volumes during an average rainfall year are to be:
  - a) 70% of the volume if no measures were applied to reduce stormwater volume; or

- 
- b) the equivalent volume generated if the site were 50% pervious, whichever results in the greater volume of detention required.
  3. Stormwater detention devices are to be designed to ensure that the overflow and flowpath have sufficient capacity during all design rainfall events, discharge to the public stormwater system without affecting adjoining properties, and are free of obstructions, such as fences.
  4. Development is to include measures that reduce the effects of stormwater pollution on receiving waterways.
  5. Development is to consider and include Water Sensitive Urban Design (WSUD) measures to improve stormwater quality flowing into waterways, and potentially include:
    - a) gross pollutant traps
    - b) passive irrigation
    - c) bioretention systems
    - d) rainwater harvesting.
  6. Where filtration and bio-retention devices are proposed, they are to be designed to capture and provide temporary storage for stormwater.
  7. Car parking areas and access aisles are to be designed, surfaced and graded to reduce run-off, allow stormwater to be controlled within the site, and provide for natural infiltration of stormwater runoff through landscaping.
  8. Development of a site greater than 1,000sqm must undertake a stormwater quality assessment to demonstrate that the development will achieve the post-development pollutant load standards indicated below:
    - a) reduce the baseline annual pollutant load for litter and vegetation larger than 5mm by 90%;
    - b) reduce the baseline annual pollutant load for total suspended solids by 85%;
    - c) reduce the baseline annual pollutant load for total phosphorous by 65%; and
    - d) reduce the baseline annual pollutant load for total nitrogen by 45%.
  9. Development on a site with an area less than 1,000sqm is to be designed so that the flow of pollutants from the site due to stormwater is reduced.
  10. The stormwater quality assessment is to be prepared by a suitably qualified engineer with experience in water sensitive urban design (WSUD) and include:
    - a) modelling of pollutant load standards with an industry standard water quality model;
    - b) the design of WSUD measures used to achieve the post-development pollutant load standards; and
    - c) maintenance schedules of any proposed WSUD measure that requires maintenance or full replacement including the likely recycling or disposal location of any wastes that may be generated.

#### 4.5.8.4. Water Re-use, Recycling and Harvesting

##### Provisions

1. All new development is to provide an Integrated Water Management Strategy that:
  - a) includes provision of water systems to enable utilisation of the recycled water network for permitted non- potable uses which may include flushing, irrigation, fire fighting and certain industrial purposes; and
  - b) identifies how rainwater and / or stormwater will be harvested and reused on site to maximise sustainable water reuse, including 100 percent of irrigation for public open spaces and landscaping in the public domain being from non-potable sources.
2. Development proposals that seek to re-use water runoff from paved surfaces for irrigation and wash down purposes are to incorporate measures into the design of the development that will treat the water to ensure that it is fit for this purpose. These measures are to clean the water to exclude contaminants such as litter, sediment and oil.

#### 4.5.9. Waste

##### Objectives

- a) Establish a waste management system that maximises resource recovery by:
  - i. reducing construction and demolition waste going to landfill
  - ii. reducing waste generated in the operation of a development from going to landfill and maximise resource recovery.
- b) Ensure that each development has adequate space to manage waste and recycling.
- c) Ensure that residential amenity is not impacted by waste systems and collection.

##### 4.5.9.1. General Requirements

##### Provisions

1. A Waste and Recycling Management Plan consistent with City of Sydney's Guidelines for Waste Management in New Developments is to be submitted with any development application for a new building and will be used to assess and monitor the management of waste and recycling during construction and operational phases of the proposed development.
2. The Waste and Recycling Management Plan is to include the following with regards to the management of demolition and construction waste:
  - a) details regarding how waste is to be minimised during the demolition and construction phase
  - b) estimations of quantities and types of materials to be re-used or left over for removal from the site
  - c) details regarding the types of waste and likely quantities of waste to be produced
  - d) a site plan showing storage areas away from public access for reusable materials and recyclables during demolition and construction and the vehicle access to these areas
  - e) targets for recycling and reuse
  - f) nomination of the role/person responsible for ensuring targets are met and the person responsible for retaining waste dockets from facilities appropriately licensed to receive the development's construction and demolition waste
  - g) confirmation that all waste going to landfill is not recyclable or hazardous



h) measures to divert construction and demolition waste from landfill, either through on-site or off-site re-use and recycling, in accordance with the following rates:

- i. 90% of construction and uncontaminated demolition waste from buildings; and
- ii. 60% of construction and uncontaminated demolition waste from the public domain.

**Note:** Any waste not normally sent to landfill is excluded from calculations

3. The Waste and Recycling Management Plan is to include the following with regard to the management of operational waste:

a) plans and drawings of the proposed development that show:

- i. the location and space allocated within buildings to the waste and recycling management systems
- ii. the nominated waste collection point/s for the site
- iii. the path of access for users and collection vehicles.

b) details of the on-going management of the storage, separation and collection of waste and recycling, including responsibility for cleaning, transfer of bins between storage areas and collection points, maintenance of signage, and security of storage areas

c) where appropriate to the nature of the development, a summary document for tenants and residents to inform them of waste and recycling management arrangements

4. Measures to reuse or recycle at least 70% of waste from industrial, commercial and residential operations, with an aim of 90% by 2030.

5. Development is to provide adequate space within buildings for waste infrastructure and accessibility for waste collection vehicles.

#### 4.5.9.2. Residential Accommodation and Serviced Apartments

##### Provisions

1. A space is to be provided inside each dwelling for separate storage of at least two day's volume of general waste, recyclables and compostable material
2. Provide a centralised waste and recycling storage area(s) near the collection point with capacity to store all waste and recycling likely to be generated in the building in the period between normal collection times.
3. Provide a separate space such as a room or screened area (in a designated area or room in or attached to the waste and recycling storage area) for the storage and recycling of bulky waste, textile waste and problem waste for collection.
4. The maximum walking distance from any entrance of a residential dwelling to the waste and recycling storage area is not to exceed 30 metres (lift travel distance not included) and should be located close to lifts and/or stairwells.
5. Space for composting and worm farming is to be available for all residents in a communal facility or in small private courtyards. Composting facilities are to be sited on an unpaved area with soil depth of at least 300mm.
6. If a chute system is used, a dual chute system (two separate chutes, one for waste and one for recycling) is to be provided for buildings with more than nine storeys.
7. If a chute system is used in buildings with nine or less storeys, a waste chute is required plus space for recycling bins within chute rooms (at least two 240L recycling Mobile Garbage Bin per six residences serviced by that chute). A second recycling chute can be provided but is not required.

8. A chute room is required on each habitable floor that has a chute system. The chute room is to be designed in accordance with Section B in the Guidelines for Waste Management in New Developments.
9. Minimise noise from the operation of the waste and recycling management system to residential units by:
  - a) locating chutes away from habitable rooms, and
  - b) provide acoustic insulation to the waste service facilities or residential units adjacent to or above chutes, waste storage facilities, chute discharge, waste compaction equipment and waste collection vehicle access points.

#### **4.5.9.3. Additional Provisions for Mixed Use Development**

##### **Provisions**

1. The waste handling, storage and collection systems for residential and non-residential waste are to be separate and self-contained, this includes separate keys and locking systems.
2. Provide easy access from each central waste and recycling storage area to the nominated collection point.
3. The Waste Management and Recycling Plan is required to separately identify the collection points and management systems for both residential and non-residential waste streams.
4. Demonstrate that noise and odour from the non-residential waste and recycling management system does not impact on other occupants within the development.
5. The design and management of the waste management system is to physically and actively discourage non-residential tenants from using residential waste and recycling systems.

#### **4.5.9.4. Additional Provisions for Non-Residential Developments**

##### **Provisions**

1. Provide a waste service compartment or a waste and recycling area on each floor of the building with sufficient capacity to store at least two day's volume of waste and recycling.
2. Storage facilities for separated waste, such as paper, cardboard, containers and food waste on each floor and in the centralised waste storage area, are to be included in all non-residential developments and indicated on the plans. The storage of paper and cardboard is to be in a dry, vermin proof area.
3. Kitchens, office tearooms, service and food preparation areas are to be designed with sufficient space for the interim storage of recycling, food and general waste in separate receptacles and is to be indicated on plans.
4. Provide a dedicated space for storing bulky waste and problem waste for recycling as appropriate but no less than:
  - a) 2m<sup>2</sup> for developments under 100m<sup>2</sup>;
  - b) 4m<sup>2</sup> for developments between 100m<sup>2</sup> and 2,000m<sup>2</sup>; and
  - c) An additional 4m<sup>2</sup> is required for each retail, accommodation or entertainment development over 2,000 m<sup>2</sup> and for every 20,000 m<sup>2</sup> of office space.
5. Where communal composting areas are proposed, they are to be located:

- 
- a) in an accessible and visible area to increase awareness and so that it is well maintained;
  - b) away from dwellings on site and on adjacent properties, so they are not affected by potential odours; and
  - c) so that potential run-off is away from site drainage points.
6. Waste and recycling storage facilities are to be easily accessible to building occupants and removal vehicles and of a sufficient size and capacity to service the building.
  7. Storage facilities are to be screened from the public domain.
  8. In addition to the standard provision for wastes and recyclables, premises are to allocate sufficient space for the separate storage of:
    - a) reusable items such as crates, pallets, kegs so that storage in a public place is avoided; and
    - b) liquid wastes such as oils with storage areas bunded, and drained to a grease trap, in accordance with the requirements of state government authorities and agencies.
  9. If more than 10 cubic metres of uncompacted waste and recycling is likely to be generated per day the central waste and recycling room is to be separate from the goods receiving dock and waste is to be collected in a compaction unit.
  10. For specific premise types refer to Section D in the City of Sydney, Guidelines for Waste Management in New Developments for additional provisions.

## 4.5.10. Late-Night Trading

Table 10: Late Night Trading Definitions

Term	Definition
<b>Category A – High Impact Premise</b>	<p>a) means any of the following premises:</p> <ul style="list-style-type: none"> <li>i. a hotel within the meaning of the Liquor Act 2007 that is not designated as a general bar licence;</li> <li>ii. a hotel within the meaning of the Liquor Act 2007 that has a capacity of more than 120 patrons and is designated as a general bar licence;</li> <li>iii. an on-premises licence within the meaning of the Liquor Act 2007 where the primary business or activity carried out on the premises is that of a nightclub with a capacity of more than 120 patrons;</li> <li>iv. A dedicated performance venue, which may be licensed and includes theatres, cinema, music hall, concert hall, dance hall or other space that is primarily for the purpose of performance, creative or cultural uses, with the capacity of 250 patrons or more, but does not include a pub, bar, karaoke venue, small bar, nightclub, adult entertainment venue or registered club;</li> <li>v. a club within the meaning of the Liquor Act 2007;</li> <li>vi. a premises that has a capacity of more than 120 patrons where the primary purpose is the sale or supply of liquor for consumption on the premises; or</li> <li>vii. premises that are used as a karaoke venue where the owner or occupier sells or supplies liquor for consumption on the premises.</li> </ul>
<b>Category B – Low Impact Premises</b>	<p>b) means any of the following premises:</p> <ul style="list-style-type: none"> <li>i. a hotel within the meaning of the Liquor Act 2007 that has a capacity of 120 patrons or less and is designated as a small bar or general bar licence;</li> <li>ii. premises that have a capacity of 120 patrons or less where the primary purpose is the sale or supply of liquor for consumption on the premises;</li> <li>iii. an on-premises licence within the meaning of the Liquor Act 2007;</li> <li>iv. any premises where the owner or occupier sells or supplies liquor for consumption on the premises that is not a Category A Premises;</li> <li>v. any other commercial premises, other than Category C premises, which in the opinion of the Consent Authority may impact on the amenity and safety of a neighbourhood resulting from its operation at night, including but not limited to, food and drink premises, takeaway food and drink premises, theatres, karaoke venues, convenience stores, entertainment facility and standalone gyms in buildings with residential accommodation and the like; or</li> <li>vi. a dedicated performance venue, which may be licensed and includes theatres, cinema, music hall, concert hall, dance hall or other space that is primarily for the purpose of performance, creative or cultural uses, with the capacity of up to 250 patrons, but does not include a pub, bar, karaoke venue, small bar, nightclub, adult entertainment venue or registered club.</li> </ul>

Term	Definition
<b>Category C</b>	<p>c) means any of the following premises:</p> <ul style="list-style-type: none"> <li>i. any retail premises or business premises which does not sell, supply or allow the consumption of liquor on or off the premises or hold any license under the Liquor Act 2007. This may include premises selling groceries, personal care products, clothing, books/stationery, music, homewares, electrical goods and the like, or businesses such as drycleaners, banks and hairdressers and the like. It does not include convenience stores, food and drink premises, takeaway food and drink premises, gyms in buildings with residential accommodation, or adult entertainment venue or sex services premises.</li> </ul>

**Note:** Category A, B and C Late night trading premises do not include sex services premises.

## Objectives

- a) Identify appropriate locations and trading hours for late night trading premises.
- b) Ensure that late night trading premises will have minimal adverse impacts on the amenity of residential or other sensitive land uses.
- c) Encourage late night trading premises that contribute to vibrancy of the Redfern North Eveleigh Precinct and the broader Tech Central District.
- d) Encourage a diversity of night time activity by incentivising performance, creative or cultural uses in licensed premises and dedicated performance venues.
- e) Ensure that new late night trading premises do not reduce the diversity of retail services in an area.
- f) Encourage premises with extended trading hours that are of a type that do not operate exclusively during late night hours and may be patronised both day and night.
- g) Ensure that appropriate hours are permitted for outdoor trading.

### 4.5.10.1. General

## Provisions

1. These provisions apply to applications for new and existing Category A, B and C premises that:
  - a) seek refurbishment, additions or extensions that will result in an intensification of an existing use;
  - b) seek an extension or renewal of trading hours as prescribed in this section of the Design Guideline; or
  - c) seek approval for outdoor trading.
2. These provisions do not apply to Category B and C premises that do not trade after 10pm, and Category A premises trading only between 10am to 10pm.
3. Generally standard trading hours between 7am and 10pm will apply

**Note:** These provisions are not retrospective and do not derogate from existing consents. Existing consents, and past operation under those consents, will be taken into account in assessing new applications.

#### 4.5.10.2. Matters for Consideration

##### Provisions

1. Appropriate trading hours for late night trading premises will be determined by taking into account a number of issues, where relevant, which include, but are not limited to:
  - a) the location and context of the premises, including proximity to residential and other sensitive land uses and other late night trading premises;
  - b) the specific nature of the premises, its activities and the proposed hours of operation;
  - c) the likely impact on the amenity of surrounding sensitive land uses, including noise, and the ability to manage the impacts;
  - d) the provision of indoor performance, creative or cultural use and how this increases the diversity of late night activities in the area;
  - e) the provision of indoor space for performance, creative or cultural uses in a licensed premises, including the nature of the space available for the use, programming and entertainment being provided;
  - f) the contribution that late night trading proposals make to street activation and vibrancy of an area at night;
  - g) the likely impacts arising from the closing times and patron dispersal of the proposed and existing late night uses, including consideration of unlicensed late night trading in an area, such as shops, businesses and food and drink premises;
  - h) the existing hours of operation of surrounding business uses;
  - i) the size and patron capacity of the premises;
  - j) the impact of the premises on the mix, diversity and possible concentration of late night uses in the locality;
  - k) the likely operation of the proposal during day time hours, including the potential for street front activation;
  - l) submission of a plan of management that demonstrates a strong commitment to good management of the operation of the business, particularly in relation to managing potential impacts on adjoining and surrounding land uses and premises, as well as the public domain;
  - m) the diversity of retail and business services within an area and the impact of a late night trading proposal on this diversity;
  - n) measures to be used for ensuring adequate safety, security and crime prevention both on the site of the premises and in the public domain immediately adjacent to, and generally surrounding, the premises; and
  - o) the accessibility and frequency of public transport during late night trading hours.



### 4.5.10.3. Trading Hours and Trial Periods

#### Provisions

1. Base and extended hours that apply to particular late night trading areas are identified in **Table 11: Late Night Trading Hours**.

Table 11: Late Night Trading Hours.

Category	Category A		Category B		Category C Unlicensed Premises – Indoor
	Indoor	Outdoor	Indoor	Outdoor	
<b>Base</b>	10am to 10pm	10am to 8pm	7am to 11pm	7am to 8pm	7am to 2am
<b>Extended</b>	10am to midnight	9am to 10pm	7am to midnight*	7am to 10pm	

\*Refer to Provisions **4.5.10.3(2)** below

2. Notwithstanding **Table 11: Late Night Trading Hours**, proposals for extended indoor hours of Category B premises up to 2am may be approved but only if the consent authority is satisfied that entry and egress of all patrons will be onto a main street and not onto a laneway which abuts residential properties, or into a predominantly residential area.
3. Any hours that are beyond base hours will be subject to a trial period.
4. The consent authority will consider proposals for stand-alone gyms to exceed the trading hours in **Table 11: Late Night Trading Hours** if:
  - e) the gym is not located in a building with residential accommodation;
  - f) the tenancy within which the gym will be located has no common wall to residential accommodation;
  - g) the consent authority is satisfied that entry and egress of all patrons will be onto a main street and not onto a laneway which abuts residential properties, or into a predominantly residential area;
  - h) no outdoor operation of the gym is proposed;
  - i) a Plan of Management is approved which addresses noise impacts.
5. Extended trading hours beyond base hours may be permitted at the initial application stage, but only where the consent authority has determined that the premises have been or will be well managed, including compliance with an approved Plan of Management
6. At the completion of a trial period a new application must be lodged to either renew existing trial hours or to seek an extension of trading hours.
7. Premises seeking extended trading hours may be permitted up to two additional operating hours per trial period if a previous trial period is considered by the consent authority to have been satisfactory, unless eligible for an additional one trial hour under Provisions **4.5.10(14)** and **4.5.10(15)**. Trial periods may be permitted up to the following durations:
  - c) First trial – 1 year;
  - d) Second trial – 2 years;
  - e) Third and subsequent trials – 5 years.
8. Once the full range of extended trading hours is reached an application must be lodged every 5 years to renew trading hours.

9. Applications for a renewal or extension of trial trading hours should be lodged 30 days prior to the expiry period and applicants will be allowed a period of 'grace' from the termination of the trial period until the new application has been determined. During this period, the premises may continue to trade during existing approved trial hours.
10. If an application is not lodged 30 days prior to the expiry of the trial period, then approved trading hours will revert to base trading hours.
11. When the consent authority is assessing trial period applications, it will consider whether a venue has demonstrated good management performance, based on matters including but not limited to:
  - a) whether the trial period hours have been utilised;
  - b) the nature and extent of any substantiated non-compliances with development consent or liquor license conditions, particularly those relating to public safety and impacts on amenity;
  - c) responses to substantiated complaints, including complaints recorded on the venues complaints register;
  - d) compliance with the approved Plan of Management for the venue;
  - e) consideration of complaints and the State licensing authority under the Liquor Act 2007;
  - f) consideration of any submission made by Police.
12. If the consent authority determines that a trial period has been unsatisfactory then trading hours will revert to the base late night trading hours or whatever hours have been approved as the maximum trading hours prior to the commencement of this Design Guideline. The consent authority will consult with an applicant prior to making such a determination.

#### **Additional hour for dedicated performance venues**

13. Venues which are a Category B dedicated performance venue (identified in the Definitions at Category B (vii)) may be permitted one additional indoor hour at closing time on a trial period basis in accordance with Provisions **4.5.10 (7)**.

#### **Additional operating hour for venues including performance, creative or cultural uses**

14. Category A and B premises, excluding dedicated performance venues, karaoke venues, or adult entertainment venues, which provide indoor space with the capacity for performance, creative and cultural uses may be permitted an additional indoor operating hour at closing time on the night the premises provides performance on a trial period basis in accordance with Provisions **4.5.10 (7)**. This hour may be in addition to any other extended hours approved as part of a trial period application.
15. Venues seeking to apply for an additional operating hour for providing a performance, creative or cultural use are required to update their Plans of Management to reflect the operation of the performance, creative and cultural use and management of the additional hour of trade.
16. Venues seeking to extend trial periods for an additional hour are to demonstrate that they have provided performance in accordance with the requirements of Provisions **4.6.10 (14)** and **4.6.10 (15)**.

#### **Category C premises**

17. Category C premises may be approved for trading hours up to the maximum described in **Table 11: Late Night Trading Hours** subject to an assessment of the relevant matters in **Section 4.5.10.2**. Trial periods may be imposed for premises that propose trading hours after midnight, are in sensitive locations or include uses that may be considered by the consent authority to be higher risk.

#### 4.5.10.4. Plans of Management Requirements

##### Provisions

1. A Plan of Management is required to accompany an application for the following late night trading premises:
  - a) new Category A Premises;
  - b) existing Category A Premises that seek a renewal or extension of existing approved trading hours;
  - c) new Category B premises;
  - d) existing Category B premises that seek a renewal or extension of existing approved trading hours;
  - e) existing Category A Premises that seek extensions, additions or refurbishment which will lead to an intensification of that use;
  - f) existing Category B Premises that seek extensions, additions or refurbishment which will result in the premises becoming a Category A premises;
  - g) applications for outdoor trading on the same lot as a Category A or Category B Premises;
  - h) Category A or B premises that seek an additional operating hour for the provision of performance, creative or cultural uses; and
  - i) Category B dedicated performance venues that seek an additional operating hour at closing.
2. Plans of management are to be prepared in accordance with relevant Council guidelines.
3. Plans of Management must be assessed and approved concurrently with the application for an extension of trading hours.
4. The operators of late night trading premises are required to review their Plan of Management following every trial period and make revisions necessary to maintain a level of amenity and safety in the vicinity of the premises which is at an acceptable community standard.
5. The consent authority may request that an applicant amend their Plan of Management to provide further information in their Plan of Management where it is considered necessary.

##### Monitoring and Review

At the termination of a trial period, applicants should consider changes in the nature of the operation that have occurred during the operation of a premises that have given rise to unforeseen impacts on the amenity of the area or have been the basis for a substantiated complaint made to Council or the State licensing authority against the premises.

In reviewing a Plan of Management at the termination of a trial period, it will be necessary to demonstrate consideration of unforeseen impacts. This should be in the form of a new Plan of Management which includes a statement of revisions of the previous Plan of Management, if any are required to accompany an application for a renewal or extension of trading hours so that the consent authority can determine whether adequate steps have been taken to resolve any problems that may have arisen from the operation of the premises during a trial period.

On any application to extend a trial period or on any review, the consent authority will undertake its own review of the level of compliance with the Plan of Management and whether the current operation has been successful. The matters considered by the consent authority will include, but not be limited to:

- a) consideration of complaints to Council and the State licensing authority under the Liquor Act 2007;
- b) an assessment of inspections by consent authority officers during trial periods; and
- c) consideration of any submission made by Police.
- d) Plan of Management statement of revisions

## 4.5.11. Rail Operations

### Objectives

- a) To protect the safety and integrity of key transport infrastructure from adjacent development.
- b) To minimise effect upon the track and network user disruption across the full life cycle of the development.

### Provisions

1. Development is to be consistent with:
  - a) the relevant technical standards for external developments contained within Transport for NSW's 'Airspace and External Developments' (T HR CI 12090 ST); and
  - b) the guidelines contained within 'Development near rail corridors and busy roads interim guidelines' (DoP, 2008).

## 4.5.12. Utilities Servicing

### Objectives

- a) Seek to ensure heating and cooling infrastructure within residential developments is consolidated in a centralised location to accommodate future environmental technologies.
- a) Smart technologies are embedded to enhance experiences in the public domain and creates liveable public open spaces.

### Provisions

1. For building maintenance and to future proof residential buildings to enable infrastructure upgrades, heating and cooling infrastructure is to be consolidated into a centralised basement location and near the service/vehicle access points shown on **Figure 8: Movement and Access**, where possible.
2. Development is to implement multi-function poles where street poles are required. Potential services which could be incorporated into multifunction poles include:
  - a) Traffic signals and signage;
  - b) Street lighting;
  - c) Telecommunications (such as mobile cellular network providers);
  - d) Council digital infrastructure requirements (e.g. CCTV, signage, lighting); and
  - e) Relevant sensing networks, with flexibility to enhance these in the future.
3. Multi-function poles are to meet the following design requirements:
  - a) placement is a minimum of 600mm from the face of kerb or carriageway alignment;
  - b) placement avoids impacts on existing and future mature street tree canopies;
  - c) is co-located with other street furniture; and
  - d) pit and pipe to each light pole is provided to enable the future upgrading to 'intelligent' lights and the installation of 'smart meter' to City of Sydney's specification.
4. Where new connections to the water and recycled network are proposed, include smart water meters and fittings to minimise water consumption.
5. Use smart technologies to monitor and self-regulate building environment and operations (e.g. lighting, heat, ventilation, and air conditioning).

6. Install smart energy solutions to increase self-sustainability and reduce reliance on the main energy grid.
7. Demonstrate alignment to relevant NSW policy, including but not limited to the NSW Internet of Things (IoT) policy, NSW Cyber Security Policy and NSW Smart Infrastructure Policy.
8. The following smart solutions are to be integrated into the design of open space and public domain areas:
  - a) Dedicated internet/fibre connection points;
  - b) Public Wi-Fi network that provides sufficient coverage to the whole public space;
  - c) Smart lighting where key locations may be used at night-time for active uses, ensuring lighting is adequate for active and passive uses;
  - d) Security cameras at key locations to ensure coverage within the public space;
  - e) 'Smart bins' with capacity rubbish bin sensors.
  - f) 'Smart park furniture' with USB-charging capacity and potentially Wi-Fi connectivity;
  - g) Digital display screen, linked to a Council accessible network to share key community information, data, and activities; and
  - h) Wireless connectivity (e.g. Bluetooth) with free access, particularly in proximity to existing heritage and cultural buildings.

#### 4.5.13. Signage and Advertising

##### Objectives

- a) To recognise the City of Sydney Council area as a globally competitive city with a strong retail sector and promote innovative, unique and creative signs that support retailers and show design excellence.
- b) To recognise that well designed and located signs can have a positive effect on the economy of the City of Sydney council area.
- c) To deliver and maintain a high quality public domain.
- d) To promote signage that demonstrates design excellence and contributes positively to the appearance and significant characteristics of buildings, streetscapes and the city skyline.
- e) To deliver coordinated and site-specific approaches to signage that responds to, complements and supports the architectural design of a building and the heritage significance of the State heritage listed Eveleigh Railway Workshops.
- f) To protect the amenity of residents, workers and visitors.
- g) To ensure signs and advertisements do not create a road safety risk or hazard, confuse, distract or compromise road user safety in any road environment.
- h) To ensure signage does not detract from a high quality pedestrian experience of streets and other public spaces and prioritises way finding and other signs that are in the public interest.
- i) To encourage signs and building frontages that provide and allow for interesting and active streets preferably through views in to and from a premises but also through architectural detailing of the sign and building.
- j) To encourage and provide opportunities for innovative, unique and creative signs.
- k) To ensure that upgrades to existing third party advertising structures deliver improved design quality and community benefits.

- l) To reduce energy consumption and minimise the negative amenity impacts of signs and advertisements.
- m) To ensure signage contributes to the character of identified precincts and is consistent with land uses throughout the city.

#### **Provision**

1. A signage strategy consistent with the above objectives is to be prepared for the first Development Application for a building. All future Development Applications are to address the approved Signage Strategy.

### **4.5.14. Contamination**

#### **Objectives**

- a) Minimise the risk to human and environmental health on land contaminated by past uses.

#### **Provisions**

1. Each development application is to include information sufficient to allow the consent authority to meet its obligation to determine whether development should be restricted due to the presence of contamination.

**Note:** *These obligations are outlined in State Environmental Planning Policy No.55 at the time of adoption of this plan*



# 5. Reference Documents

City of Sydney, Guidelines for Waste Management in New Developments

City of Sydney's Public Art Strategy, Public Art Policy, Guidelines for Public Art in Private developments and Guidelines for Acquisitions and Deaccessions

Development near rail corridors and busy roads interim guidelines' (DoP, 2008).

Government Architect NSW (GANSW) or the City of Sydney Competitive Design Policy (the Policy)

Government Architect NSW (GANSW) the Connecting with Country Framework

Heritage Interpretation Policy (Heritage NSW, 2005);

Interpreting Heritage Places and Items Guidelines (Heritage NSW, 2005);

NSW Coastal Planning Guideline

NSW Cyber Security Policy and NSW Smart Infrastructure Policy

NSW Floodplain Development Manual 2005

NSW Internet of Things (IoT) policy

Transport for NSW's technical standards for Airspace and External Developments (T HR CI 12090 ST)

## 6. Glossary and Amendment Notes

### Glossary

The following table defines selected key terms used in this Design Guide.

Term	Meaning
<b>Advertising and signage</b>	has the same meaning as advertisement and signage in the ‘Standard Instrument—Principal Local Environmental Plan’
<b>Active frontage</b>	means where all premises on the ground floor of a building facing publicly accessible areas are used for the purposes of business premises or retail premises, excluding areas required for entrances and lobbies (including as part of mixed use development), access for fire services or vehicle access
<b>Country</b>	includes land, waters, and sky. It can be tangible or intangible aspects, knowledge and cultural practices, belonging and identity, wellbeing and relationships. People are part of Country’ (Government Architect NSW & Dr Danièle Hromek, 2020)
<b>Design excellence</b>	is a term that exists in statutory planning to refer to the design quality of a building or project and to a variety of requirements intended to lift design quality. The description of Design Excellence is broadly consistent across planning legislation where it is often summarised as ‘the highest standard of architectural, urban and landscape design.
<b>Gross Building Area (GBA)</b>	means the total enclosed and unenclosed area of the building at all building floor levels measured between the normal outside face of any enclosing walls, balustrades and supports that could be achieved within the defined planning envelope inclusive of any cantilever zone to meet the required qualitative and performative standards. The unit of measurement for building areas is the square metre
<b>Gross Floor Area (GFA)</b>	means gross floor area as defined in Sydney Local Environmental Plan 2012.
<b>Open to the sky</b>	means a space that directly opens to the sky without any structures above.
<b>Residential accommodation</b>	has the same meaning as in the ‘Standard Instrument—Principal Local Environmental Plan’
<b>Residential flat buildings</b>	has the same meaning as in the ‘Standard Instrument—Principal Local Environmental Plan’

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# List of amendments

Paint Shop Sub Precinct Design Guide – List of Amendments			
Date	Page	Section	Amendment
n/a	n/a	n/a	n/a

# Schedule 1 – Register of Significant Trees

Tree ID	Tree Species	Common Name	Retention Value	Recommendation
1	<i>Platanus x acerifolia</i>	London Plane	Moderate	Retain
2	<i>Koelreuteria paniculata</i>	Golden Rain Tree	Low	Retain
3	<i>Lophostemon confertus</i>	Brush Box	Moderate	Retain
4	<i>Koelreuteria paniculata</i>	Golden Rain Tree	Low	Retain
5	<i>Platanus x acerifolia</i>	London Plane	Moderate	Retain
6	<i>Koelreuteria paniculata</i>	Golden Rain Tree	Low	Retain
7	<i>Lophostemon confertus</i>	Brush Box	Moderate	Retain
8	<i>Callistemon viminalis</i> cv.	Weeping Bottlebrush	Moderate	Retain
9	<i>Eucalyptus camaldulensis</i>	River Red Gum	Low	Retain
10	<i>Melaleuca styphelioides</i>	Prickly Paperbark	Moderate	Retain
11	<i>Casuarina cunninghamiana</i>	River She-Oak	Moderate	Retain
12	<i>Casuarina cunninghamiana</i>	River She-Oak	Moderate	Retain
13	<i>Casuarina cunninghamiana</i>	River She-Oak	Low	Retain
14	<i>Casuarina cunninghamiana</i>	River She-Oak	Low	Retain
15	<i>Casuarina cunninghamiana</i>	River She-Oak	Moderate	Retain
16	<i>Schinus areira</i>	Peppercorn Tree	Moderate	Retain
17	<i>Casuarina cunninghamiana</i>	River She-Oak	Moderate	Retain
18	<i>Casuarina cunninghamiana</i>	River She-Oak	Moderate	Retain
19	<i>Koelreuteria paniculata</i>	Golden Rain Tree	Low	Retain
20	<i>Koelreuteria paniculata</i>	Golden Rain Tree	Low	Retain
21	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Moderate	Retain
22	<i>Koelreuteria paniculata</i>	Golden Rain Tree	Low	Retain
24	<i>Koelreuteria paniculata</i>	Golden Rain Tree	Low	Retain
25	<i>Lophostemon confertus</i>	Brush Box	Moderate	Retain
26	<i>Eucalyptus grandis</i>	Flooded Gum	Moderate	Retain
27	<i>Lophostemon confertus</i>	Brush Box	Moderate	Retain
28	<i>Eucalyptus botryoides</i>	Bangalay	Moderate	Retain
29	<i>Eucalyptus botryoides</i>	Bangalay	Moderate	Retain
30	<i>Eucalyptus robusta</i>	Swamp Mahogany	Moderate	Retain
31	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Low	Retain
32	<i>Eucalyptus sideroxylon</i>	Mugga Ironbark	Moderate	Retain
33	<i>Platanus x acerifolia</i>	London Plane	Moderate	Retain
34	<i>Eucalyptus sideroxylon</i>	Mugga Ironbark	Low	Retain
35	<i>Eucalyptus punctata</i>	Grey Gum	Moderate	Retain
36	<i>Lophostemon confertus</i>	Brush Box	Moderate	Retain
37	<i>Schinus areira</i>	Peppercorn Tree	Low	Retain
38	<i>Eucalyptus cladocalyx</i>	Sugar Gum	Moderate	Retain

Tree ID	Tree Species	Common Name	Retention Value	Recommendation
39	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Low	Retain
40	<i>Eucalyptus cladocalyx</i>	Sugar Gum	Moderate	Retain
41	<i>Lophostemon confertus</i>	Brush Box	Moderate	Retain
44	<i>Platanus x acerifolia</i>	London Plane	Moderate	Retain
45	<i>Ficus benjamina</i>	Weeping Fig	Low	Retain
46	<i>Melia azedarach</i>	White Cedar	Low	Retain
47	<i>Melia azedarach</i>	White Cedar	Low	Retain
48	<i>Koelreuteria bipinnata</i>	Chinese Rain Tree	Low	Retain
49	<i>Platanus x acerifolia</i>	London Plane	High	Retain
50	<i>Platanus x acerifolia</i>	London Plane	Moderate	Retain
51	<i>Corymbia citriodora</i>	Lemon Scented Gum	Moderate	Retain
201	<i>Eucalyptus microcorys</i>	Tallowood	Moderate	Retain
202	<i>Platanus x acerifolia</i>	London Plane	Moderate	Retain
203	<i>Platanus x acerifolia</i>	London Plane	Moderate	Retain
204	<i>Eucalyptus microcorys</i>	Tallowood	High	Retain
205	<i>Phoenix canariensis</i>	Canary Island Date Palm	Low	Retain
206	<i>Phoenix canariensis</i>	Canary Island Date Palm	Moderate	Retain
207	<i>Cinnamomum camphora</i>	Camphor Laurel	Moderate	Retain
208	<i>Cinnamomum camphora</i>	Camphor Laurel	High	Retain
209	<i>Phoenix canariensis</i>	Canary Island Date Palm	High	Retain
263	<i>Ficus rubiginosa</i>	Port Jackson Fig	Moderate	Retain
267	<i>Jacaranda mimosifolia</i>	Jacaranda	Moderate	Retain
271	<i>Ficus rubiginosa</i>	Port Jackson Fig	Moderate	Retain
272	<i>Cupressus macrocarpa</i>	Monterey Cypress	Moderate	Retain
289	<i>Hymenosporum flavum</i>	Native Frangipani	Low	Retain
290	<i>Hymenosporum flavum</i>	Native Frangipani	Moderate	Retain



Figure 35: Significant Tree Retention

# Schedule 2 – Selection of Tree Species

Family	Genus	Species	Common Name	Potential Height Reached in Street	Ultimate Size Class	Typical Ultimate Canopy Extent (Canopy Cover)	Native/ Exotic	Evergreen/ Deciduous
<b>CIVIC TREES</b>								
PODOCARPACEAE	Afrocarpus	falcatus	Outeniqua Yellow Wood	20-25m	Civic	314m2	Exotic	Evergreen
ARAUCARIACEAE	Agathis	robusta	Queensland Kauri	20-25m	Civic	175m2	Native	Evergreen
ARAUCARIACEAE	Araucaria	bidwillii	Bunya Pine	20-28m	Civic	78m2	Native	Evergreen
ARAUCARIACEAE	Araucaria	columnaris	Cook Pine	20-28m	Civic	78m2	Exotic	Evergreen
ARAUCARIACEAE	Araucaria	cunninghamii	Hoop Pine	20-28m	Civic	78m2	Native	Evergreen
ARAUCARIACEAE	Araucaria	heterophylla	Norfolk Island Pine	20-28m	Civic	175m2	Exotic	Evergreen
MYRTACEAE	Eucalyptus	pilularis	Blackbutt	20-25m	Civic	314m2	Endemic	Evergreen
MYRTACEAE	Eucalyptus	saligna	Sydney Bluegum	20-28m	Civic	314m2	Endemic	Evergreen
MORACEAE	Ficus	macrophylla	Morton Bay Fig	20-25m	Civic	314m2	Native	Evergreen
MORACEAE	Ficus	microcarpa var. hillii	Hills Weeping Fig	20-25m	Civic	314m2	Native	Evergreen
MORACEAE	Ficus	obliqua	Small Leaf Fig	20-25m	Civic	314m2	Native	Evergreen
<b>LARGE TREES</b>								
MYRTACEAE	Angophora	costata	Smooth-barked Apple	12-20m	Large	175m2	Endemic	Evergreen
MYRTACEAE	Angophora	floribunda	Rough-barked Apple	12-20m	Large	175m2	Endemic	Evergreen
FABACEAE	Castanospermum	australe	Black Bean	15-18m	Large	175m2	Native	Evergreen
MYRTACEAE	Corymbia	maculata	Spotted Gum	18-25m	Large	175m2	Native	Evergreen
MYRTACEAE	Eucalyptus	microcorys	Tallowood	20-25m	Large	175m2	Native	Evergreen
MYRTACEAE	Eucalyptus	paniculata	Grey Ironbark	20-25m	Large	175m2	Endemic	Evergreen
MORACEAE	Ficus	rubiginosa	Port Jackson Fig	15-20m	Large	175m2	Endemic	Evergreen
PLATANACEAE	Platanus	x acerifolia 'Bloodgood'	London Plane	18-25m	Large	175m2	Exotic	Deciduous
PODOCARPACEAE	Podocarpus	elatus	Illawara Plum Pine	18-25m	Large	175m2	Native	Evergreen
MYRTACEAE	Syncarpia	glomulifera	Turpentine	18-25m	Large	175m2	Endemic	Deciduous
ULMACEAE	Ulmus	parvifolia 'Todd'	Chinese Elm	10-12m	Large	175m2	Exotic	Deciduous
<b>MEDIUM TREES</b>								
MYRTACEAE	Acmena	smithii	Creek Lilly-Pilly	10-15m	Medium	78m2	Endemic	Evergreen
SAPINDACEAE	Alectryon	tomentosus	Woolly Rambutan	10-15m	Medium	78m2	Native	Evergreen
MALVACEAE	Brachychiton	acerifolius	Illawarra Flame Tree	15-20m	Medium	78m2	Native	Deciduous



Family	Genus	Species	Common Name	Potential Height Reached in Street	Ultimate Size Class	Typical Ultimate Canopy Extent (Canopy Cover)	Native/ Exotic	Evergreen/ Deciduous
MALVACEAE	Brachychiton	discolor	Queensland Lacebark	15-20m	Medium	78m2	Native	Deciduous
FABACEAE	Caesalpinia	ferrea	Leopardwood	10-15m	Medium	78m2	Exotic	Deciduous
MYRTACEAE	Corymbia	eximia	Yellow Bloodwood	10-18m	Medium	78m2	Native	Evergreen
MYRTACEAE	Corymbia	gummifera	Red Bloodwood	10-18m	Medium	78m2	Native	Evergreen
MYRTACEAE	Eucalyptus	botryoides	Bangalay	18-25m	Medium	78m2	Endemic	Evergreen
MYRTACEAE	Eucalyptus	haemastoma	Scribbly Gum	10-15m	Medium	78m2	Endemic	Evergreen
MYRTACEAE	Eucalyptus	punctata	Grey Gum	18-25m	Medium	78m2	Native	Evergreen
MYRTACEAE	Eucalyptus	robusta	Swamp Mahogany	10-15m	Medium	78m2	Endemic	Evergreen
RUTACEAE	Flindersia	australis	Crows Ash	15-20m	Medium	78m2	Native	Evergreen
OLEACEAE	Fraxinus	pennsylvanica	Red Ash	12-18m	Medium	78m2	Exotic	Deciduous
EUPHORBIACEAE	Glochidion	ferdinandi	Cheese Tree	8-12m	Medium	78m2	Endemic	Evergreen
SAPINDACEAE	Harpullia	pendula	Tulipwood	8-12m	Medium	78m2	Native	Evergreen
BIGNONIACEAE	Jacaranda	mimosifolia	Jacaranda	10-15m	Medium	78m2	Exotic	Deciduous
SAPINDACEAE	Koelreutaria	bipinnata	Chinese Rain Tree	10-15m	Medium	78m2	Exotic	Deciduous
MYRTACEAE	Lophostemon	confertus	Brush Box	20-25m	Medium	78m2	Native	Evergreen
MYRTACEAE	Melaleuca	leucadendra	Weeping Paperbark	15-18m	Medium	78m2	Native	Evergreen
MYRTACEAE	Melaleuca	quinquervia	Broad-Leaf Paperbark	18-20m	Medium	78m2	Endemic	Evergreen
FAGACEAE	Quercus	ilex	Holm Oak	12-15m	Medium	78m2	Exotic	Evergreen
FABACEAE	Robinia	pseudoacacia 'Frisia'	Black Locust	10-12m	Medium	78m2	Exotic	Deciduous
EUPHORBIACEAE	Sapium	sebiferum	Chinese Tallow Tree	10-12m	Medium	78m2	Exotic	Deciduous
MYRTACEAE	Syzygium	paniculatum	Brush Cherry	8-12m	Medium	78m2	Native	Evergreen
BIGNONIACEAE	Tabebuia	impetiginosa	Pink Trumpet Tree	10-15m	Medium	78m2	Exotic	Deciduous
MYRTACEAE	Waterhousea	floribunda 'Green Avenue'	Weeping Lilly Pilly	18-25m	Medium	78m2	Native	Evergreen
ULMACAEAE	Zelkova	serrata 'Green Vase'	Japanese Zelkova	10-12m	Medium	78m2	Exotic	Deciduous
<b>SMALL TREES</b>								
FABACEAE	Acacia	binervia	Coastal Myall	8-12m	Small	38m2	Endemic	Evergreen
MYRTACEAE	Angophora	hispida	Dwarf Apple	5-7m	Small	38m2	Endemic	Evergreen
MYRTACEAE	Backhousia	citriodora	Lemon-scented Myrtle	7-10m	Small	38m2	Native	Evergreen
PROTEACEAE	Banksia	integrifolia	Coast Banksia	7-10m	Small	38m2	Endemic	Evergreen
PROTEACEAE	Buckinghamia	celsissima	Ivory Curl Flower	7-10m	Small	38m2	Native	Evergreen
MYRTACEAE	Callistemon	viminalis cv.	Bottlebrush	7-10m	Small	38m2	Native	Evergreen
PROTEACEAE	Macadamia	integrifolia	Macadamia	7-10m	Small	38m2	Native	Evergreen
SAPINDACEAE	Cupaniopsis	anacardioides	Tuckeroo	8-15m	Small	38m2	Endemic	Evergreen
ELAEocarpaceae	Elaeocarpus	eumundi	Eumundi Quondong	10-20m	Small	38m2	Native	Evergreen

Family	Genus	Species	Common Name	Potential Height Reached in Street	Ultimate Size Class	Typical Ultimate Canopy Extent (Canopy Cover)	Native/ Exotic	Evergreen/ Deciduous
ELAEOCARPACEAE	Elaeocarpus	reticulatus	Blue Berry Ash	8-12m	Small	38m2	Endemic	Evergreen
THEACEAE	Gordonia	axillaris	Gordonia	5-8m	Small	38m2	Exotic	Evergreen
SAPINDACEAE	Guioa	semiglauc	Wild Quince	8-10m	Small	38m2	Native	Evergreen
MALVACEAE	Hibiscus	tiliaceus	Coast Cottonwood	8-10m	Small	38m2	Native	Evergreen
SAPINDACEAE	Koelreutaria	paniculata	Golden Rain Tree	7-9m	Small	38m2	Exotic	Deciduous
LYTHRACEAE	Lagerstroemia	indica cv.	Crepe Myrtle	8-10m	Small	38m2	Exotic	Deciduous
MYRTACEAE	Leptospermum	petersonii	Lemon-scented Tea Tree	7-10m	Small	38m2	Native	Evergreen
ARECACEAE	Livistona	australis	Cabbage Tree Palm	15-20m	Small	38m2	Endemic	Evergreen
MAGNOLIACEAE	Magnolia	grandiflora 'Exmouth'	Bull-bay Magnolia	12-15m	Small	38m2	Exotic	Evergreen
MYRTACEAE	Melaleuca	styphelioides	Prickly Paperbark	8-12m	Small	38m2	Endemic	Evergreen
ARALIACEAE	Polyscias	elegans	Celerywood	8-12m	Small	38m2	Native	Evergreen
ROSACEAE	Pyrus	calleryana 'Chanticleer'	Callery Pear	6-8m	Small	38m2	Exotic	Deciduous
PROTEACEAE	Stenocarpus	sinuatus	Firewheel Tree	8-12m	Small	38m2	Native	Evergreen
MYRTACEAE	Syzygium	leuhmannii	Riberry	8-12m	Small	38m2	Native	Evergreen
MYRTACEAE	Tristania	laurina	Water Gum	7-10m	Small	38m2	Native	Evergreen
MYRTACEAE	Tristania	laurina 'Luscious'	Glossy-Leaved Water Gum	7-10m	Small	38m2	Native	Evergreen
ARECACEAE	Washingtonia	robusta	Mexican Fan Palm	20-25m	Small	38m2	Exotic	Evergreen
SALICACEAE	Xylosma	senticosum	Xylosma	6-10m	Small	38m2	Exotic	Evergreen