SECTION 6
KEY SITES

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6.1 Key sites overview

The following sites have been identified as having a pivotal role in the realisation of the vision and objectives for the Belmore and Lakemba Precinct.

The key sites will be a catalyst for development of the Precinct and present an opportunity for examples of design excellence, an integrated response to Connection with Country principles and the reflection of Belmore and Lakemba's history and heritage through building form and materiality. The development on key sites will share a common language that is place based.

To ensure for optimal outcomes for Belmore and Lakemba and an efficient process for applicants, it is essential to engage with Council early in the Development Application process. Council will have an expectation to see detailed analysis of the site, the context and an understanding of the Aboriginal and European history of Belmore and Lakemba.

To ensure for a 'fine grained' approach to key sites, Council encourages the subdivision of large sites into smaller lots that are contextual to the context. If this cannot be achieved, then a variety of different buildings should be introduced of varying architectural character, scale and height to provide individual identity for residents and visitors.

Objectives

O1. Ensure that development is unique to the character, climate and demographic of the Belmore and Lakemba Precinct.

O2. To achieve Design Excellence, create inspirational key sites with high quality innovative architecture that are sustainably built, reference history and heritage, offer community benefit and provide new publicly accessible and private spaces that contribute positively to the Precincts sense of place.

O3. Ensure that the principles of Connecting with Country are enshrined and represented in these sites.

O4. Ensure development does not compromise or reduce solar access to parks.

O5. Integrate shared lanes and pedestrian links, expand the public domain, improve pedestrian and cyclist permeability and connect to existing and new open space.

O6. Provide for a range of heights on key sites to create an interesting and diverse skyline.

O7. Ensure that the interface of these larger sites activates the public domain and invites the public into new publicly accessible spaces.

O8. Ensure that podiums are articulated to appear as smaller parts to create a positive fine grained and exciting experiences at street level.

O9. Ensure street blocks present as a group of buildings and not as a single building.

O10. Ensure for a common language between older buildings and new development by using existing materials that are characteristic in the Precinct. These materials are long lasting and need little maintenance such as masonry, face brick and natural building materials generally.

O11. Integrate landscape as an intrinsic part of the building form, open space and the development generally. Extend tree canopy and deep soil and provide for green cover to reduce urban heat gain.

Images: (Source: Architectus)
1 - Blues Lane, Zetland, NSW
2 - Rose Street, Fitzroy, Melbourne, NSW
3 - Central Park, Broadway, NSW
4 - Darling Square, Haymarket, NSW

Figure 71. Axonometric view of Belmore and Lakemba Precinct identifying key sites with indicative massing of potential future development

General controls applicable to all key sites

In the event of any inconsistency between this section and other parts of this DCP, these provisions prevail to the extent of any inconsistency.

Controls

C1. The design and delivery of key sites will take a Country centred approach in accordance with the guidelines and controls at Section 2.3 of this Chapter.

C2. An Aboriginal consultant shall be engaged during the site and context analysis and design development stage of the project. The consultant will be involved in the finalisation of the design and provide a statement to be submitted with the DA describing how Connecting with Country principles form an integral part of the development. The same consultant will be maintained throughout the DA process.

C3. Where appropriate, refer to Section 3.3 for specifications for cycleways, share lanes, pedestrian links and arcades.

C4. Key sites should provide up to 25% tree canopy and up to 50% green cover.

C5. Key sites will reflect the masonry heritage character of the Belmore and Lakemba Precinct through the choice of materials and finishes in the development. By doing so, new development will be tied into older development and reinforce the Precincts character.

C6. Contemporary design is invited using a palette of face brickwork or exposed concrete structure with brickwork and masonry with detailing in higher quality materials such as timber and copper. Render, Alucobond, curtain walls and glazed awnings and balustrades are not supported.

C7. Building articulation is to minimise different materials and colours and aim for simplicity not complexity. A response to orientation should be implemented to provide for the articulation of each façade to reduce heat gain to the building. This can be achieved by the western facade being more closed and shaded with vertical blades to control heat, while the northern facade has deep eaves and horizontal shading and is more open to the sun.

C8. To mitigate urban heat, permeable paving will be used in association with understorey planting with canopy trees. Water features including misting sprays, fountains and design elements that store water in the landscape should be provided. Publicly accessible lanes and pedestrian links will be shaded appropriately.

C9. Building facades should be shaded by trees to reduce heat gain and show depth and shadow as shown at Section 4.4 and 4.5.

Group GSA LAHC, Glebe NSW (Source: Glyde Bautovich)

Key Sites Map

Figure 72. Key sites map

6.2 KS-1 Jubilee Reserve, Lakemba

Vision

The Jubilee Reserve key site refers to the block bounded by Lakemba Street, Croydon Street, Railway Parade and Bellevue Avenue in Lakemba. Certain lots within this block do not form part of this key site as shown on the plan. The key site includes five large landholdings adjoining Jubilee Reserve and the Lakemba Community Garden located in the southwest corner of the block. Development of the key site will expand Jubilee Reserve and create a new pedestrian link and lane.

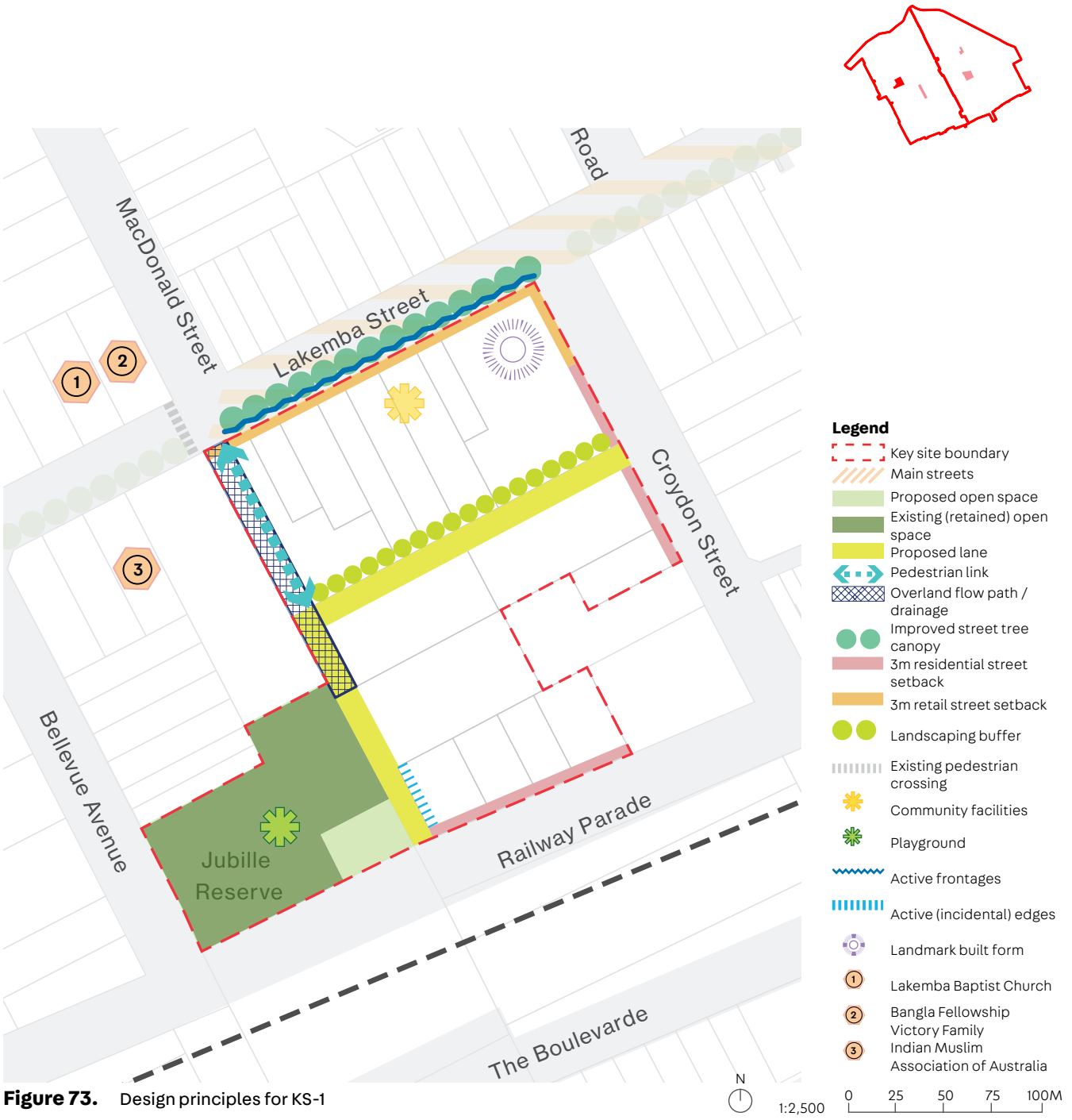


Figure 73. Design principles for KS-1

Design Principles

P1. Deliver an additional 900sqm open space at Jubilee Reserve that achieves a minimum solar access of 4 hours (for 50% of the site) on June 21st to ensure optimal conditions for the growth of the trees and landscape and for the usability of the park.

P2. Provide a minimum of 20% shade to the open space and include shade to any play equipment.

P3. A maximum 900mm level change should be provided between the pedestrian link and the ground floor of the adjacent building within the overland flow path area. Further detail regarding this level change and interface should be investigated during the detailed design phase, ensuring the design outcome prioritises access, surveillance and amenity. Solutions should include providing stepping, limiting ramping, include high quality landscaping for screening and providing active and passive surveillance over the pedestrian link.

P4. Deliver tree lined streets along Lakemba Street through the provision of new tree planting, landscaping and high quality paving.

P5. Provide a new north-south pedestrian link between Lakemba Street and Railway Parade to improve pedestrian connectivity to Jubilee Reserve and Lakemba Metro station.

P6. Provide a new lane through the site from Croydon Street to Railway Parade.

P7. Deliver community facilities fronting Lakemba Street that are easily visible and accessible.

P8. Create ground-level apartments that interface with Croydon Street, Railway Parade and the new open space featuring private landscaping, deep soil and direct street access, enhancing amenity, access and passive surveillance of the public domain.

P9. Provide a retail ground setback along Lakemba Street featuring space for active uses including outdoor dining, landscaping and high quality paving enhancing amenity, pedestrian movement and activation of the public domain.

P10. Provide a landscaped buffer along the lane.

P11. Design a striking landmark tower at the corner of Lakemba Street and Croydon Street, characterised by its unique and innovative architectural design that stands out in the skyline.

P12. Provide high quality active frontages along identified streets.

P13. Development interfacing lanes and pedestrian links should provide incidental active uses along these edges.

P14. Provide high quality landscape design to the podium rooftop reflecting Connecting with Country principles, enhancing local amenity, establishing habitat and supporting passive cooling of the urban environment.

Central Park, Broadway, NSW (Source: Architectus)

6.3 KS-2 Quigg Street, Lakemba

Vision

The Quigg Street key site refers to the block between Quigg Street and Gillies Lane. The block is predominantly in Council ownership. The key site will deliver new community facilities and open space, along with a pedestrian link to increase connectivity and accessibility within the Lakemba Local Centre.

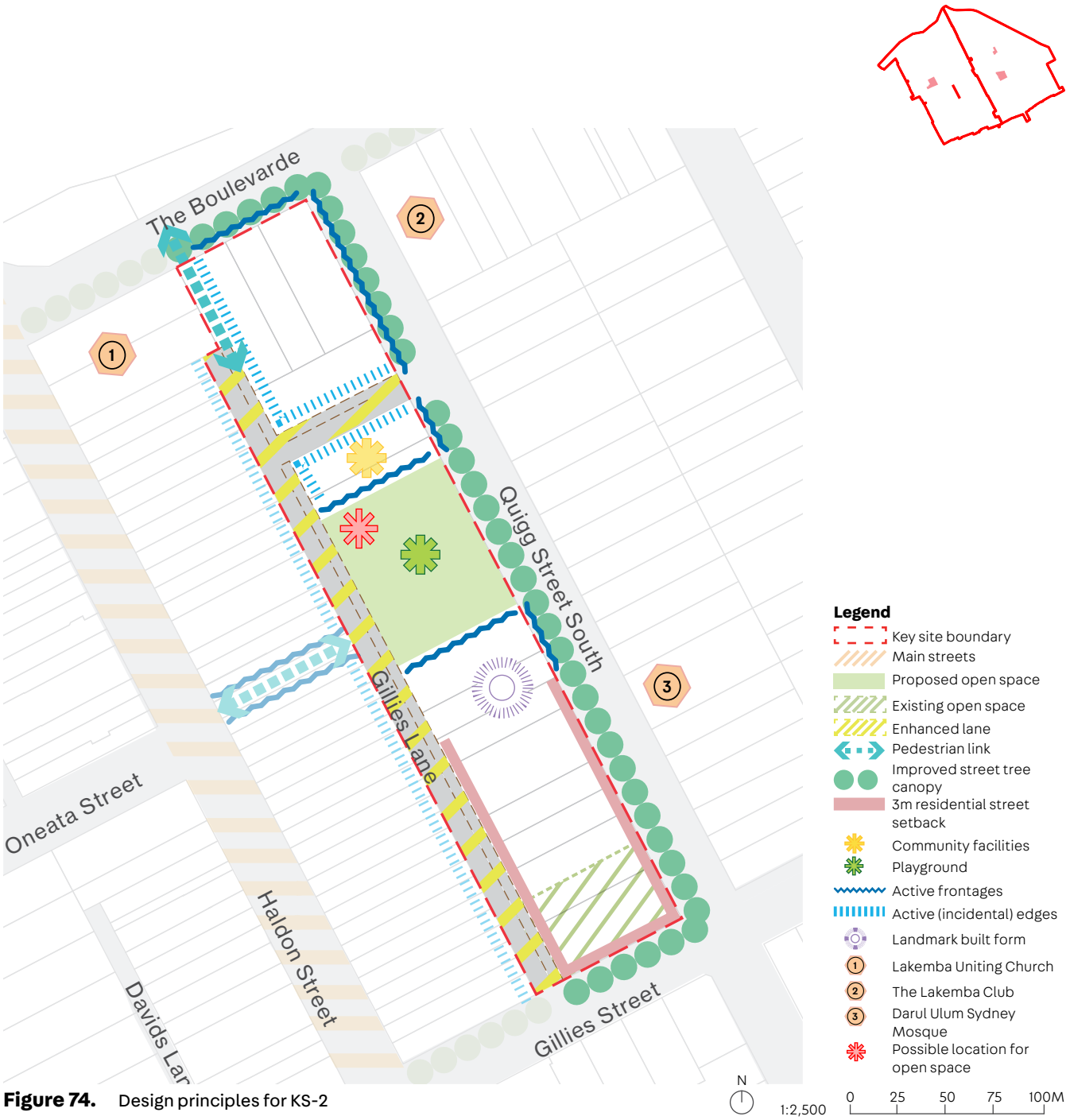


Figure 74. Design principles for KS-2

Design Principles

P1. Deliver open space that achieves a minimum solar access for 3 hours (for 50% of the site) on June 21st to ensure optimal conditions for the growth of the trees and landscape and for the usability of the park.

P2. Deliver tree lined streets along The Boulevarde, Quigg Street South and Gillies Street through the provision of new tree planting, landscaping and high quality paving.

P3. Provide a new north-south pedestrian link between The Boulevarde and Gillies Lane to improve pedestrian connectivity to the new Gillies Lane open space.

P4. Retain and enhance Gillies Lane.

P5. Deliver community facilities that front the new open space that are easily visible and accessible from the pedestrian link.

P6. Where there are ground-level apartments that interface with Quigg Street and Gillies Street these should include private landscaping, deep soil and direct street access, enhancing amenity, access and passive surveillance of the public domain.

P7. Design a distinctive landmark tower on the southern side of the open space, characterised by its unique and innovative architectural design that stands out in the skyline.

P8. Provide high quality active frontages along identified streets, pedestrian links and open space.

P9. Development interfacing Gillies Lane and the pedestrian links should provide incidental active uses along these edges.

P10. Provide high quality landscape design to the podium rooftop reflecting Connecting with Country principles, enhancing local amenity, establishing habitat and supporting passive cooling of the urban environment.

Image - Darling Square, Haymarket, NSW
(Source: Architectus)

6.4 KS-3 Leagues Club, Belmore

Vision

The Canterbury Leagues Club is the largest site under single ownership within Belmore and is located to the west of Burwood Road. The key site will deliver a large open space and a mixed use development featuring commercial, retail and entertainment uses at street level with residential above.

In addition, the key site will deliver an activated pedestrian link and will enhance Paragon Lane to create an activated and pedestrian friendly environment.

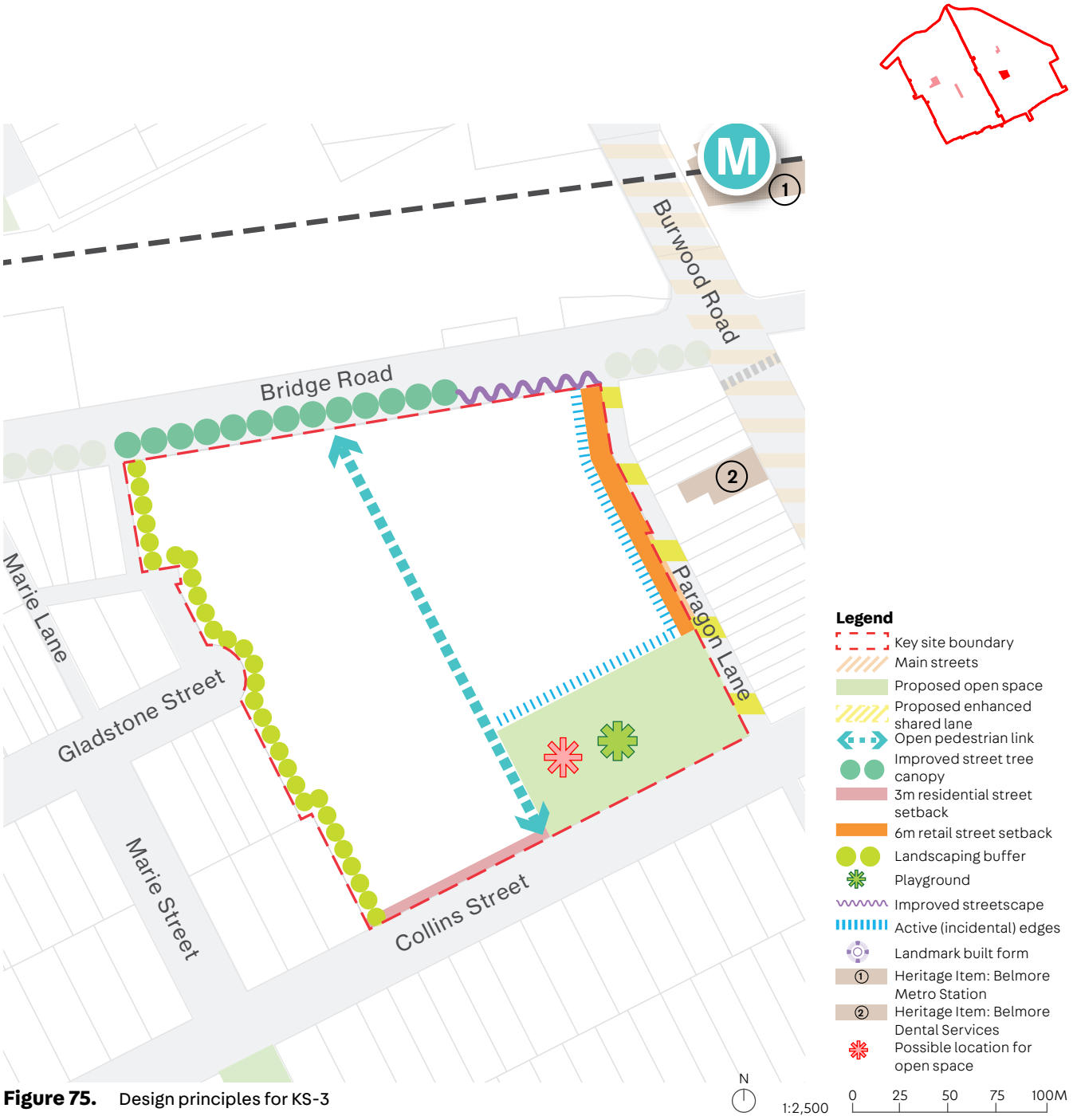


Figure 75. Design principles for KS-3

Design Principles

P1. Deliver a 3,000sqm open space that achieves a minimum solar access for 2 hours (for 50% of the site) on June 21st to ensure for optimal conditions for the growth of trees and landscape and to maximise the usability of the park.

P2. Deliver tree lined streets along Bridge Road through the provision of new tree planting, landscaping and high quality paving.

P3. Provide a new pedestrian link between Bridge Road and Collins Street to improve connectivity to the open space and Belmore Metro Station.

P4. Provide a new shared lane through the site between Gladstone Street and Paragon Lane.

P5. Create ground-level apartments that interface with Collins Street and the open space featuring private landscaping, deep soil and direct street access, enhancing amenity, access and passive surveillance of the public domain.

P6. Provide a retail ground setback along Paragon Lane featuring space for active uses including outdoor dining as well as landscaping and high quality paving, enhancing amenity, pedestrian movement and activation of the public domain.

P7. Design a unique place based tower along Bridge Road.

P8. Provide high quality active frontages and edges along identified streets.

P9. Development interfacing the lane and the open space should provide incidental active uses along these edges.

P10. Provide high quality landscape design to the podium rooftop reflecting Connecting with Country principles, enhancing local amenity, establishing habitat and supporting passive cooling of the urban environment.

P11. Provide an appropriate interface to the existing places of worship. Consider design elements such as bulk, scale, privacy, landscaping and material choice.

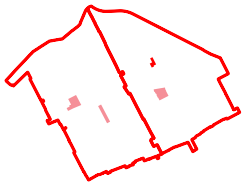
Rose Street, Fitzroy, Melbourne, NSW (Source: Architectus)

6.5 KS-4 Burwood Road North, Belmore

Vision

The Burwood Road North key site is bounded by Lakemba Street, Burwood Road and Cleary Avenue. The block is predominantly owned by government with only one additional landowner. The key site will deliver three large residential blocks with a pedestrian link aligning east-west connecting Cleary Avenue with Burwood Road.

The site will act as a key residential block that will be a gateway from the northern and western residential areas into Belmore Local Centre.



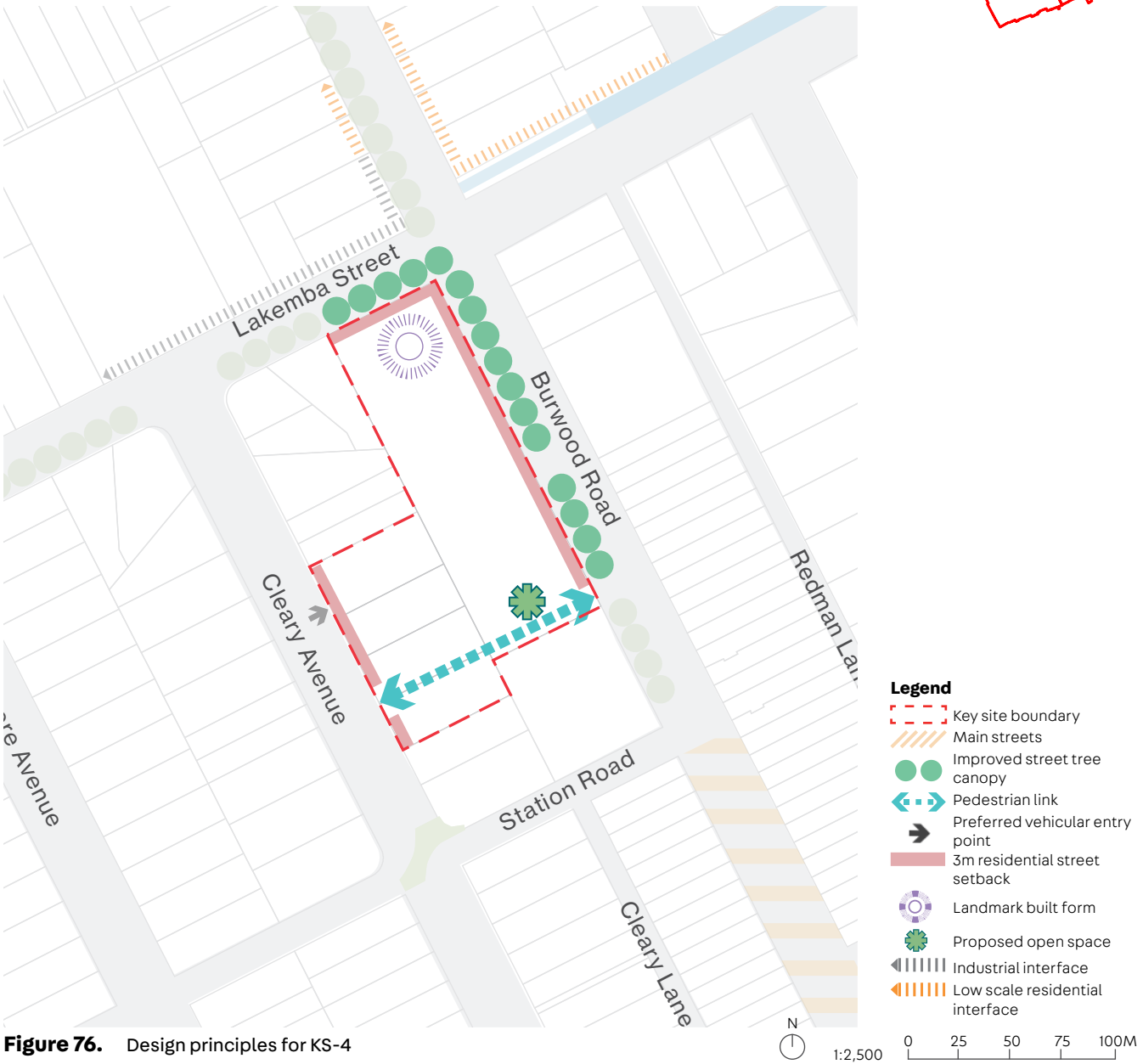


Figure 76. Design principles for KS-4

Design Principles

P1. Deliver a 1,300sqm open space that achieves a minimum solar access for 2 hours (for 50% of the site) on June 21st to ensure optimal conditions for the growth of the trees and landscape and for the usability of the park.

P2. Deliver tree lined streets along Burwood Road and Lakemba Street through tree planting, landscaping and high quality paving.

P3. Provide a new east-west pedestrian link between Burwood Road and Cleary Avenue to improve pedestrian and cycle connectivity. This may form part of the open space or be integrated with the open space.

P4. Create ground-level apartments that interface with streets and the pedestrian link, featuring private landscaping, deep soil and direct street access, enhancing amenity, access and passive surveillance of the public domain.

P5. Vehicular access should be located away from Burwood Road and Lakemba Street.

P6. Create a landmark tower along Burwood Road that provides a visual marker for the Local Centre.

P7. Provide high quality landscape design to the podium rooftop reflecting Connecting with Country principles, enhancing local amenity, establishing habitat and supporting passive cooling of the urban environment.

P8. Provide an appropriate interface to the low scale industrial and residential uses north of Lakemba Street - consider design elements such as bulk, scale, privacy, landscaping and

Blues Lane, Zetland, NSW (Source: Architectus)