



SECTION 4

BUILDING DESIGN

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Building design

Overview

This section focuses on the design of buildings and includes setbacks, street wall heights, floor plate areas, streetscape activation, materials and finishes and open space and landscaping.

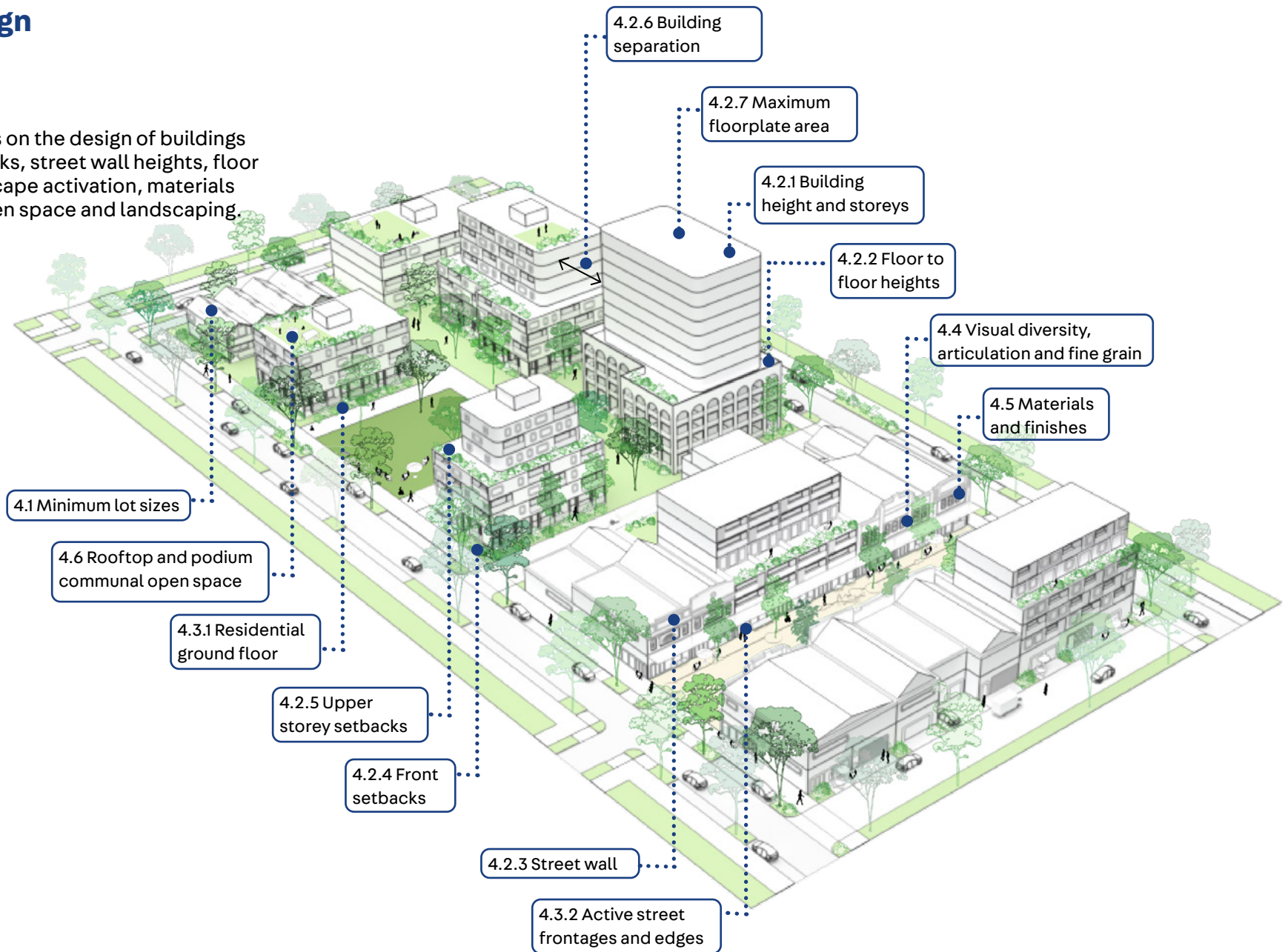


Figure 36. Overview of building design controls in the Belmore and Lakemba Precinct



4.1 Minimum lot sizes

A minimum lot size for certain residential dwellings is required to ensure lots are large enough to accommodate certain residential development, particularly residential flat buildings and ensure for adequate frontage and amenity.

Objectives

- O1. Ensure lots are large enough to accommodate required setbacks, separation to adjoining properties and ground floor outdoor uses such as private open space and landscaped areas, driveways, play areas, pedestrian access, set down and pick up areas, driveways, carparks and vehicle manoeuvring areas.
- O2. Minimise adverse impact of development on the amenity of the area.
- O3. Require lot amalgamation to achieve minimum lot frontage and size requirements.
- O4. Ensure lots are large enough to protect special attributes, including natural or cultural features, heritage items, heritage conservation areas, trees and natural topographical features.
- O5. Prevent fragmentation or isolation of land.

Controls

- C1. Development within the Precinct, as identified in Figure 2. Land Application Map, must comply with minimum lot size and lot frontage as required in the CBLEP 2023.



West End Residences, Glebe, NSW, Turner (Source: Glyde Bautovich)



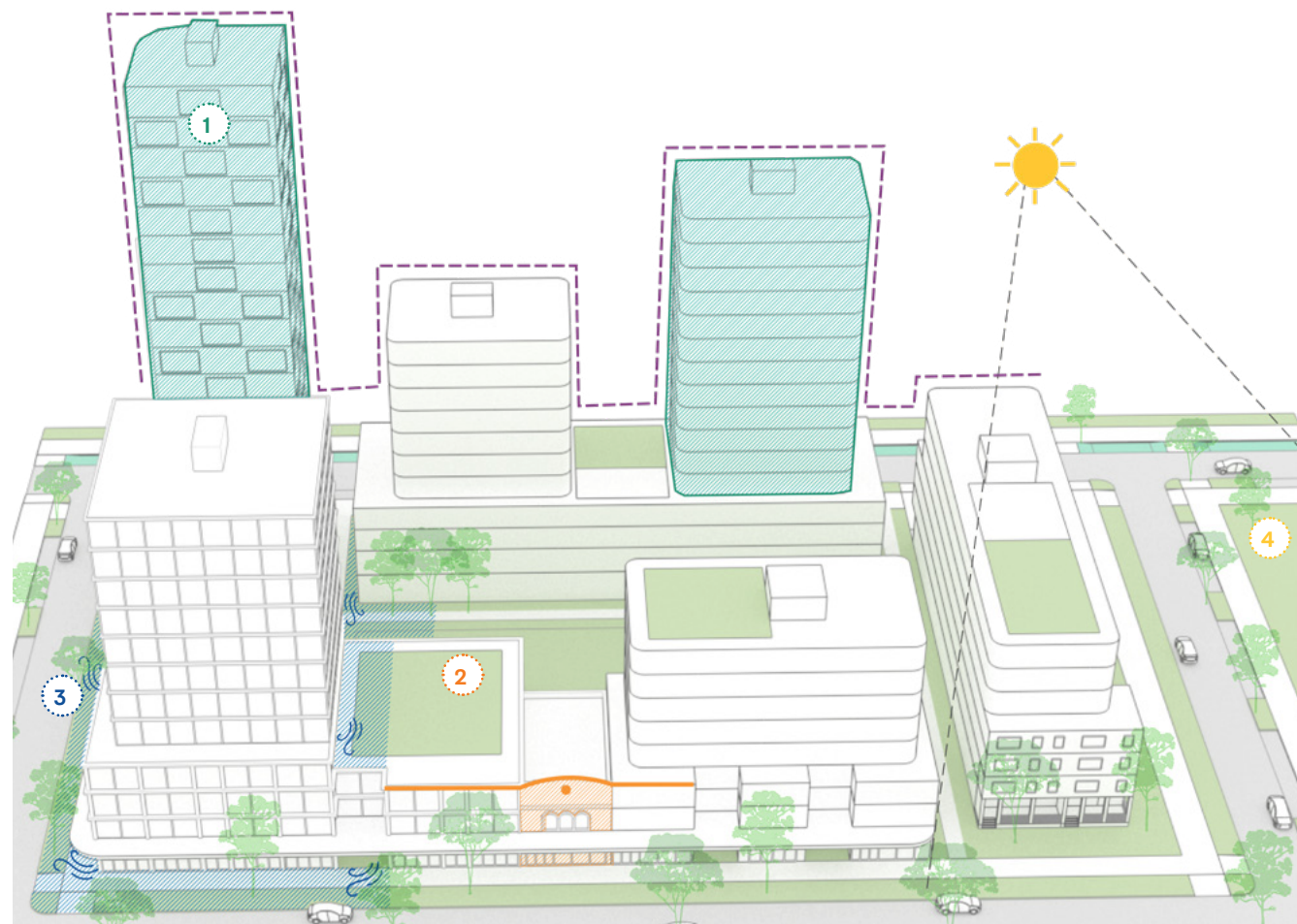
4.2 The building envelope

4.2.1 Building heights and storeys

The maximum building heights in the Precinct are stipulated in the CBLEP 2023. This section of the DCP provides further guidance on the bulk, scale and design of buildings, ensuring for careful consideration of impacts on streets, shared lanes, open spaces and pedestrian links.

Objectives

- O1. To design tall buildings that allow for adequate provision of sunlight to streets and open space for pedestrian amenity and to allow trees to grow.
- O2. To design a distinctive and legible skyline to identify the core of the Local Centres.
- O3. To ensure buildings are designed in consideration of wind impacts to the public domain.
- O4. To design elegant slender towers that have consideration for view sharing.
- O5. To ensure tall buildings express a strong architectural response defined by a clearly identified concept or idea to create a sense of place.
- O6. To provide for landmark towers on prominent corners to improve the legibility of the Precinct.



1 **Slender, elegant towers**
well separated

2 **Height and scale responds**
to character and context

3 **Minimise wind impacts**
for pedestrians in the public domain

4 **Solar access and shade**
for amenity and plantings

Figure 37. Design guidance for the bulk, scale and design of tall buildings



Principles

- P1. Concentrate tall buildings around the Metro station and civic areas to maximise housing provision in well located areas.
- P2. Ensure that towers over 4 or 5 storeys are setback above a podium to mitigate bulk and dominance of the street.
- P3. Ensure the height and scale of new developments are site specific and developed in response to key features of the site and setting.
- P4. Manage wind conditions to promote outdoor planting, including green roofs, green cover and other landscaping elements as well as tables, chairs and other furniture used by building occupants on balconies and outdoor areas on buildings.

Controls

- C1. A wind impact assessment is required for:
 - a) Buildings over 25m in height.
 - b) Buildings without a podium on a corner sites.
- C2. Buildings without a podium are permitted on corner sites. In cases where a podium is not proposed, the building is to:
 - a) Be designed to mitigate down drafts to the public domain in accordance with a Wind Impact Assessment report;
 - b) Be designed 'in the round' (i.e. consideration of the design quality in relation to how the building is viewed from within the Precinct, from the street level, from within other buildings, from the street and from a distance); and
 - c) Provide a high-quality ground plane for pedestrians at street level.
- C3. Development must not exceed the number of storeys shown for the site on Figure 38. Building height in Storeys Map.

Image - Tall brick tower, Zetland, NSW, CO-AP
(Source: Architectus)





- Legend**
- Application of DCP
 - Maximum building height in storeys
 - 18 storeys
 - 15 storeys
 - 12 storeys
 - 9 storeys
 - 8 storeys
 - 6 storeys
 - 5 storeys
 - 4 storeys
 - 3 storeys

Figure 38. Maximum building height in storeys map



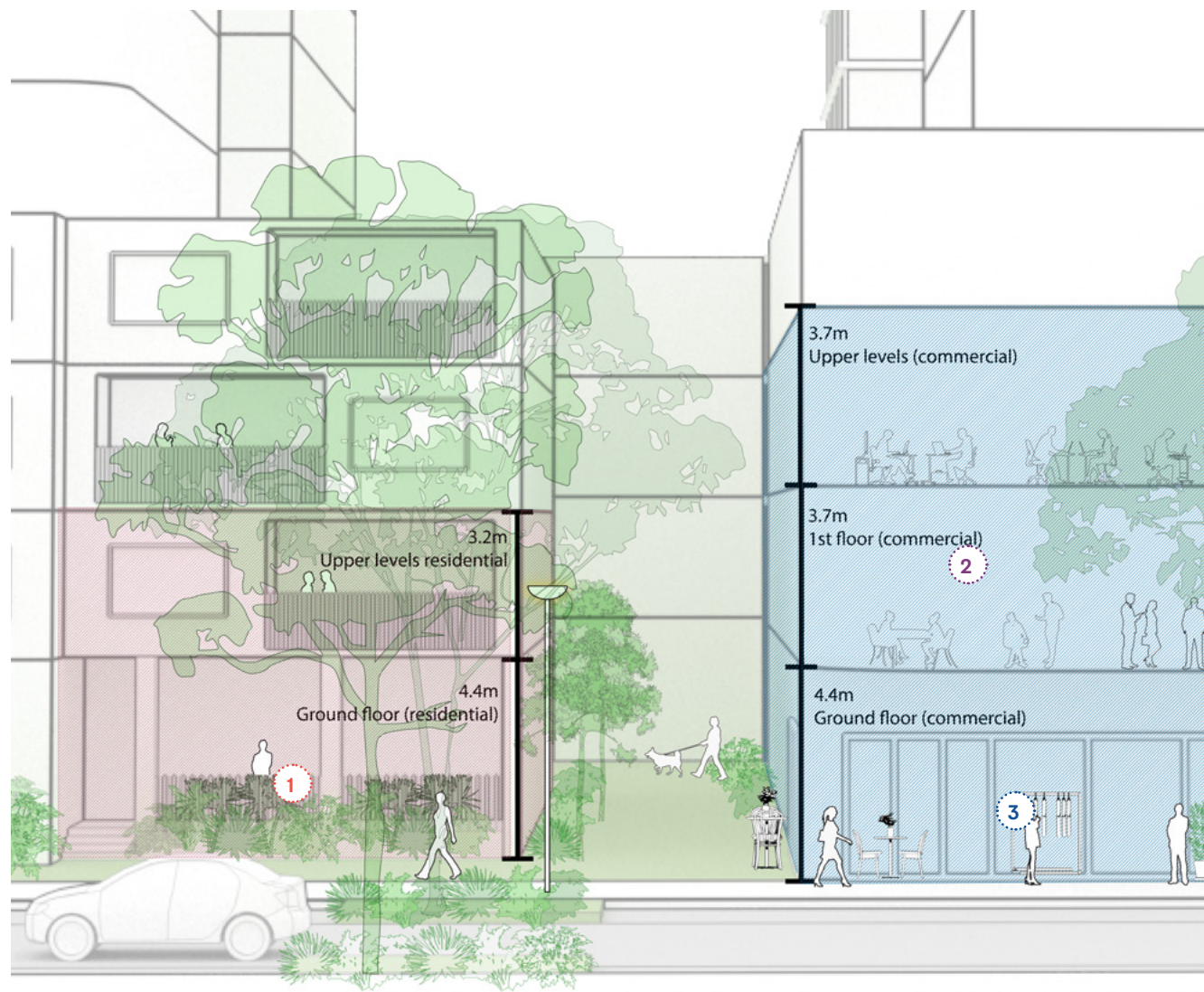
4.2.2 Floor to floor height

Objectives

- O1. Ensure that floor to floor heights provide adequate amenity for building occupants, support a different range of uses and allow for flexibility of uses over time.
- O2. To ensure the ground floor of buildings have a consistent floor to floor height to provide a well proportioned and quality interface to the public domain.

Principles

- P1. Where the site has a single frontage, the entry to the basement for a HRV waste truck will require a higher clearance. This change in height should be integrated into the design to ensure for a quality facade.



1 **Provide amenity**
for building occupants

2 **Enable adaptivity and flexibility**
for changing uses

3 **Consistent ground floor height**
along active frontages

Figure 39. Key design guidance for floor to floor heights to ensure amenity, flexibility and a consistent street wall



Controls

- C1. Development must comply with the minimum floor to floor heights shown in Table 3. This control does not apply to dwelling house, dual occupancy, semi-detached dwellings or multi-dwelling housing development.
- C2. Waste truck entries should be located on secondary frontages.
- C3. Where sites have a single frontage, the basement entry will require a 4.5m clearance. Dark materials and finishes should be used to hide and integrate the entry to the basement and any service cupboards.



Macquarie Park, NSW, by Architectus (Source: Brett Boardman)

Floor-to-floor-height (m)	Ground Floor	First Floor (Commercial)	Upper Levels	Lift Core (rooftop levels)
Residential	4.4m	N/A	3.2m	3m
Commercial	4.4m	3.7m	3.7m	3m
Mixed Use Commercial / Residential	4.4m	3.7m	3.3m	3m

Table 3. Minimum floor-to-floor heights

Waste truck access – Heavy Rigid Vehicle (HRV) 4.5m clearance



4.2.3 Street wall

Together with the public domain, the street wall with active street frontage is the built element that shapes the way most of the city is experienced.

The street wall provides spatial enclosure and must operate in concert with other street walls or podiums to form a satisfying and rich experience of the public spaces of the city or place for the community. Interruptions or erosions of the street wall generally work to undermine the vitality and definition of the street wall and are not favoured.

Objectives

- O1. To ensure that the visual relationship between the street and public space is reinforced.
- O2. To design the street wall to achieve fine grain modulation to create visual interest and variety while ensuring for consistency in streetscape character.
- O3. To create a vertical rhythm and visual interest to reduce the scale of building mass.
- O4. To implement an articulation zone within podiums and facades to allow architectural form to develop.



1 **Appropriate scale, detail and character**
that responds to its context

2 **Define the space**
and interface with the street and public spaces

3 **Provide an articulation zone**
modulation and vertical rhythm

Figure 40. Key design guidance for a four storey residential street wall that defines the street edge



Principles

- P1. Street wall design should reflect the context and interface with a particular street typology, as set out in Section 3.
- P2. Design the street wall to provide an appropriate human scale, material quality and detail.
- P3. Minimise large expanses of inactive frontage.
- P4. Retain and sensitively integrate existing heritage and historic pre 1950 shopfronts into new development.

Controls

- C1. Street wall heights must be consistent with Figure 42. For Council to consider a variation to a street wall height it must be demonstrated by the following:
 - a) A street wall elevation at 1:500 scale in context showing existing buildings on the same block with consideration given to the proposed heights; and
 - b) A detailed street wall elevation at 1:200 scale that includes the buildings immediately adjacent.

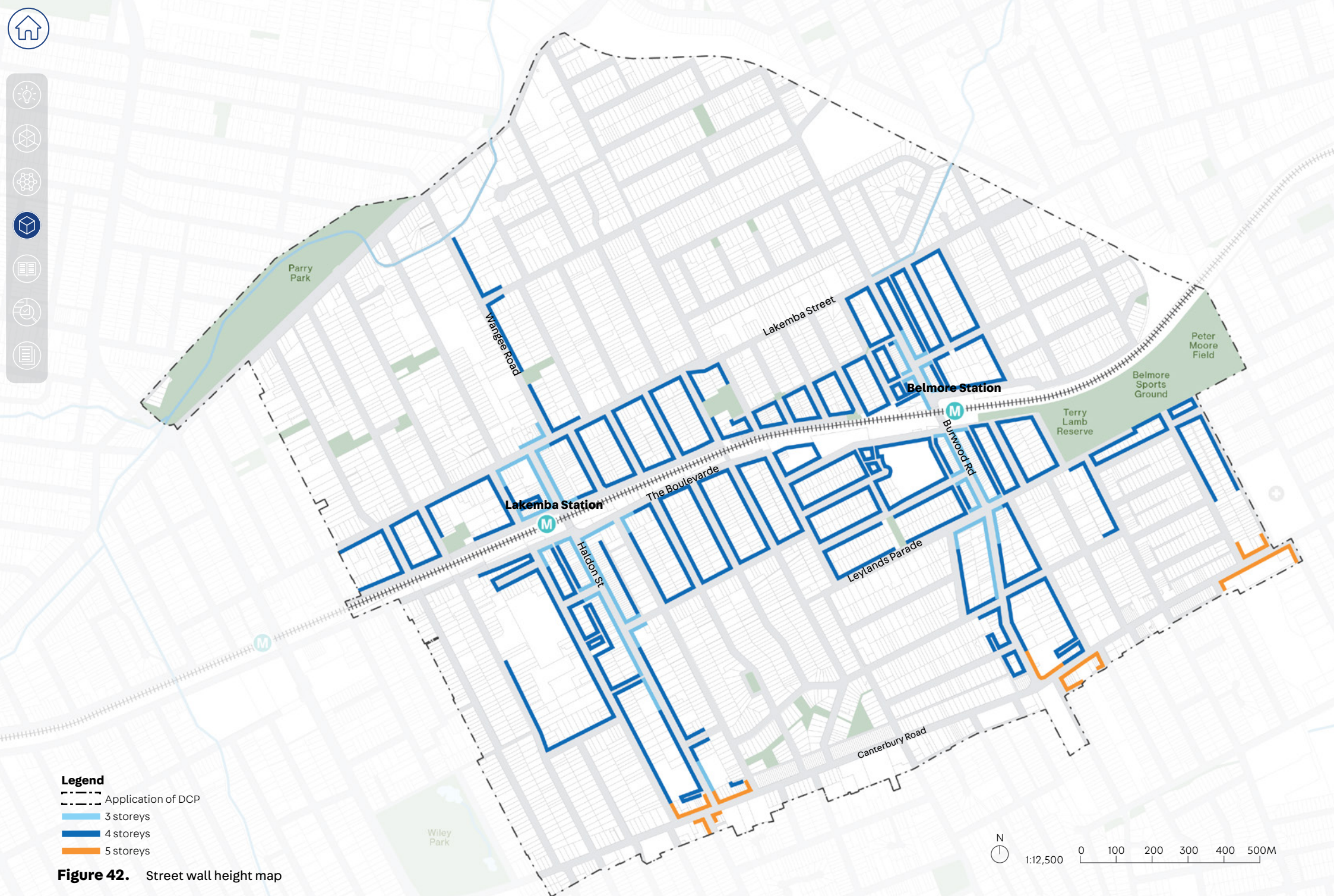


A consistent street wall appropriate for medium density residential context, Erskineville, NSW (Source: Architectus)



Figure 41. Elevation showing how new development is seamlessly integrated into the existing street wall

- C2. Where a street frontage length of an individual building exceeds 45m in length, it is to appear broken into two or more buildings each with different architectural characters. This outcome could be achieved through the following articulation design considerations or through other alternative design considerations to the reasonable satisfaction of Council:
 - a) Vertical elements must be separated by indentations at a scale legible in the street and use a varied architectural expression and materiality.
 - b) In cases where there is a range of heights in a street wall, prioritise the lower range along laneways, pedestrian links, and areas with high pedestrian activity.
- C3. Existing pre-1950 historic shopfront street walls in civic streets including Haldon Street and Burwood Road are to be sensitively integrated into new development.
- C4. Where the adjacent built form context is of a lower scale and not anticipated to change, development must provide a transition to the lower scaled built form and include appropriate articulation to fit with the context.
- C5. For sites including or adjacent to heritage items, development must transition in scale and height and provide adequate separation and appropriate articulation to respect the established scale of the heritage item or context.
- C6. Datums derived from listed heritage buildings on the site or on an adjoining property – that is, the heights of the main ridgelines (or parapets in the case of commercial buildings), top plates/eaves level (or awnings of commercial buildings) and ground floor levels (street or natural ground levels)—must be used to ensure composition of height and scale is visually harmonious.





4.2.4 Front setbacks

Objectives

- O1. To define streets, public spaces and key elements that include heritage and landscape features.
- O2. To allow flexibility in setbacks where appropriate, minimising impacts on surrounding properties and the public domain.
- O3. To enable sensory engagement with the street.
- O4. To encourage setbacks that reinforce the desired future character of the area.
- O5. To utilise front setbacks to provide privacy and amenity.
- O6. To create lively destinations in the Precinct that caters for the growth in population and provides space for outdoor trading and dining, lingering and increased tree canopy.



1 **Landscape setbacks** for plantings and visual privacy in residential areas

2 **Setbacks reflect context** and delineate privacy and public space

3 **Urban street edge** with active frontages in Local Centres

Figure 43. Key design guidance for ground level setbacks to provide amenity, contribute to deep soil and planting, provide activation and respond to context.



Principles

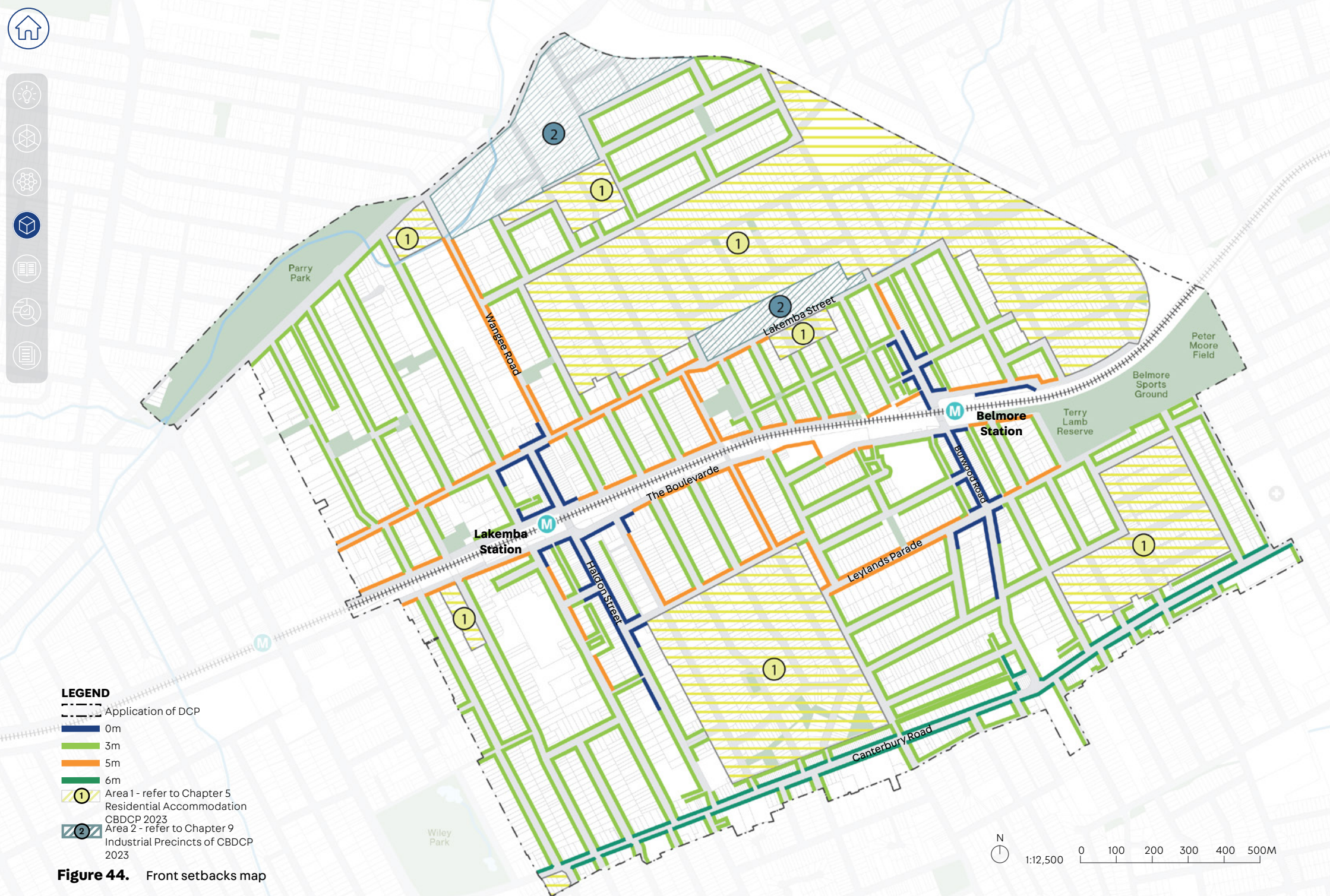
- P1. Reinforce the Belmore and Lakemba Local Centres by creating a defined urban street edge.
- P2. To allow flexibility in response to context only where amenity and environmental impacts are minimal.

Controls

- C1. Front setbacks are to be consistent with Figure 44.
- C2. For land with no mapped front setbacks, the following controls apply:
 - a) For land designated in Area 1 (low-rise living character area), front, side and rear setbacks are to be provided in accordance with [Chapter 5 Residential Accommodation in the CBDCP 2023](#).
 - b) For land designated in Area 2 (industrial lands character area), front, side and rear setbacks are to be provided in accordance with [Chapter 9 Industrial Precincts in the CBDCP 2023](#). Consideration should be given to the treatment of setbacks that bound residential uses to mitigate noise, pollution and other amenity impacts.

Image - Garden apartments with landscaping setback, Fuse Street, Zetland (Source: Architectus)







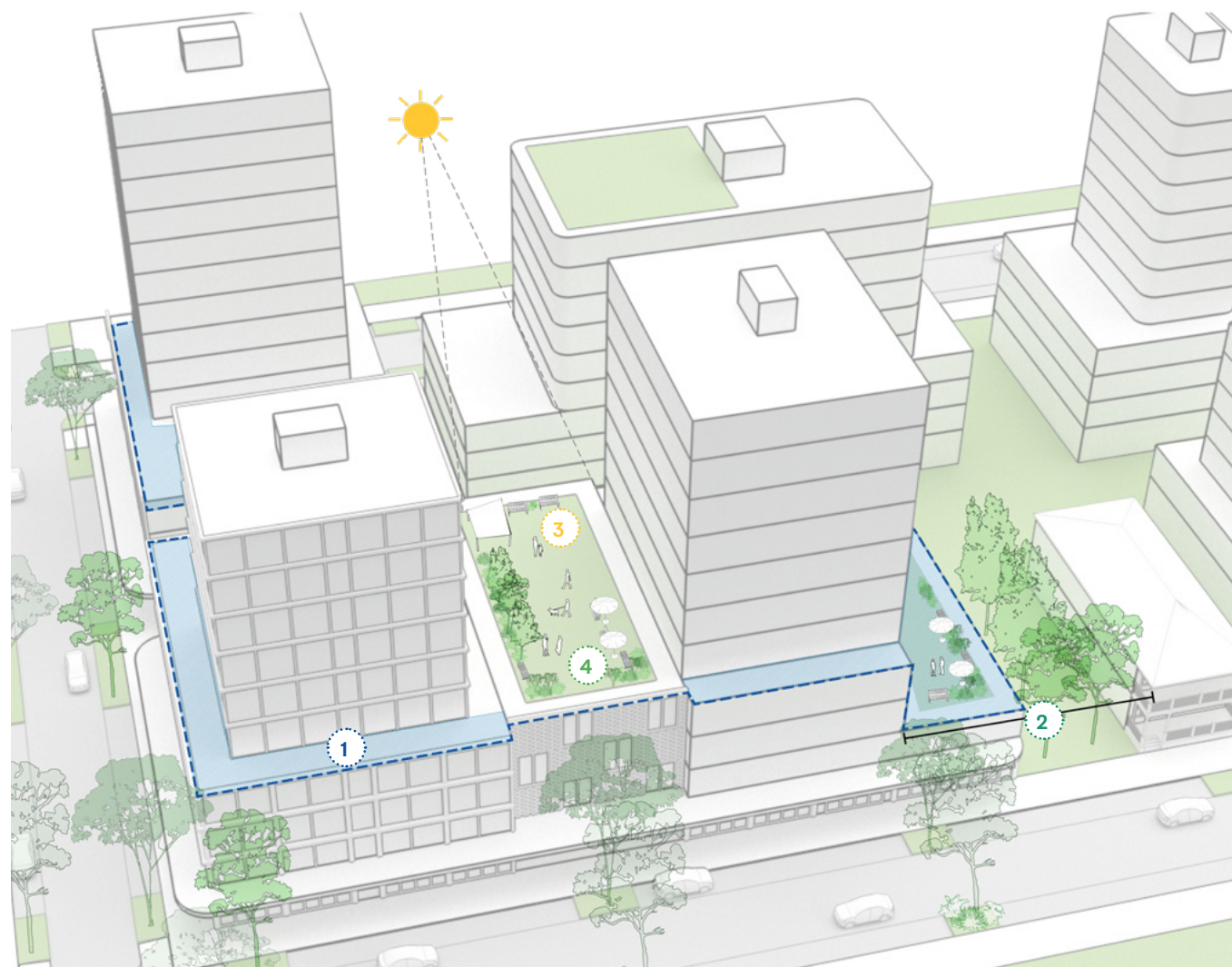
4.2.5 Upper storey setbacks

Objectives

- O1. To ensure buildings are setback above street walls to reinforce the scale of streets, mitigate wind down drafts to pedestrians and mitigate dominance of the public domain.
- O2. To ensure that upper storey setbacks allow for the enjoyment of sun and daylight within public spaces, provide for views of the sky and allow trees to grow.
- O3. To provide for appropriate transition and sympathetic response to lower-scaled buildings and significant elements within the local context.
- O4. To create opportunities for tree canopy, planting and outdoor open space on podiums.

Principles

- P1. Clearly delineate the street wall and create a visual break in tall building facades.
- P2. Encourage green cover and useable spaces on podiums and rooftops.
- P3. Promote generous commercial, communal and residential balconies on upper storey setbacks.
- P4. The taller portion of the building is setback above a podium to ensure the bulk and scale is sympathetic to existing and future development and to streets. This mitigates dominance to pedestrians at street level.



1 **Towers setback**
above podiums reduce
bulk and scale to the
street

2 **Provide
transition in
built form** to
respect context

3 **Maximise sun light**
and views to the sky

4 **Activate podiums**
for outdoor open
space and plantings

Figure 45. Key design guidance for setbacks above street walls to reduce bulk and scale to streets, provide appropriate height transitions, ensure for amenity and allow for podium outdoor activation.

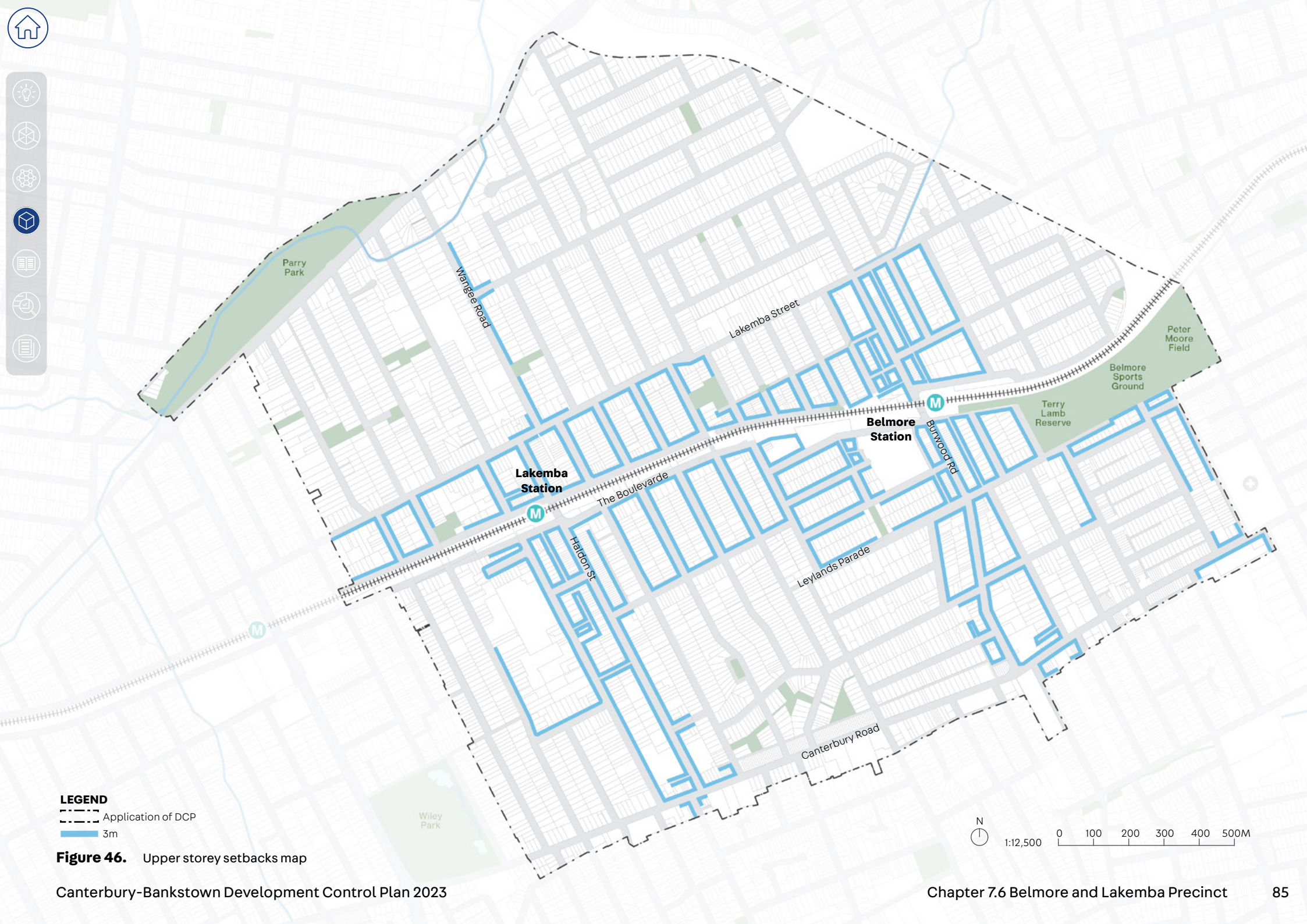


Controls

- C1. Upper storey setbacks are to be consistent with Figure 46.
- C2. Building envelopes may require a deeper upper storey setback to protect sunlight and limit shadowing of neighbouring streets, properties, parks, and open space. A deeper upper storey setback may also be required for heritage items to ensure heritage significance is not compromised.
- C3. Where there is no upper storey setback shown on the map, the upper storey setback of existing development immediately adjoining the site should be adopted. Where there is insufficient existing development adjoining the site, the applicant is to demonstrate why the proposed setback is appropriate by giving consideration to the Principles and Objectives.



A four storey street wall with upper storey setbacks provides a reduced building scale appropriate for the street and local context, Breese Street, Brunswick, VIC, by Breathe Architects (Source: Tom Ross)





4.2.6 Building separation

Objectives

- O1. To ensure sunlight penetrates through to street level to protect the amenity of pedestrians and allow street trees to grow.
- O2. To ensure that taller buildings are not overwhelming and overcrowded and appear as distinct elements within the skyline with space around them.
- O3. To provide adequate privacy, access to light, air and outlook to the sky for the occupants of buildings, neighbouring properties and future buildings.
- O4. To ensure development does not unfairly limit the re-development potential of adjoining sites in the future.

Principles

- P1. Building design should avoid using multiple upper-level setback 'steps' that result in a 'wedding cake' or a 'ziggurat' appearance.
- P2. Maintain adequate separation distances between buildings on the same site to protect access to sunlight and sky views and improve air circulation between buildings.
- P3. Provide separation to enable a building to be seen from all sides and to allow for articulation that responds to orientation.

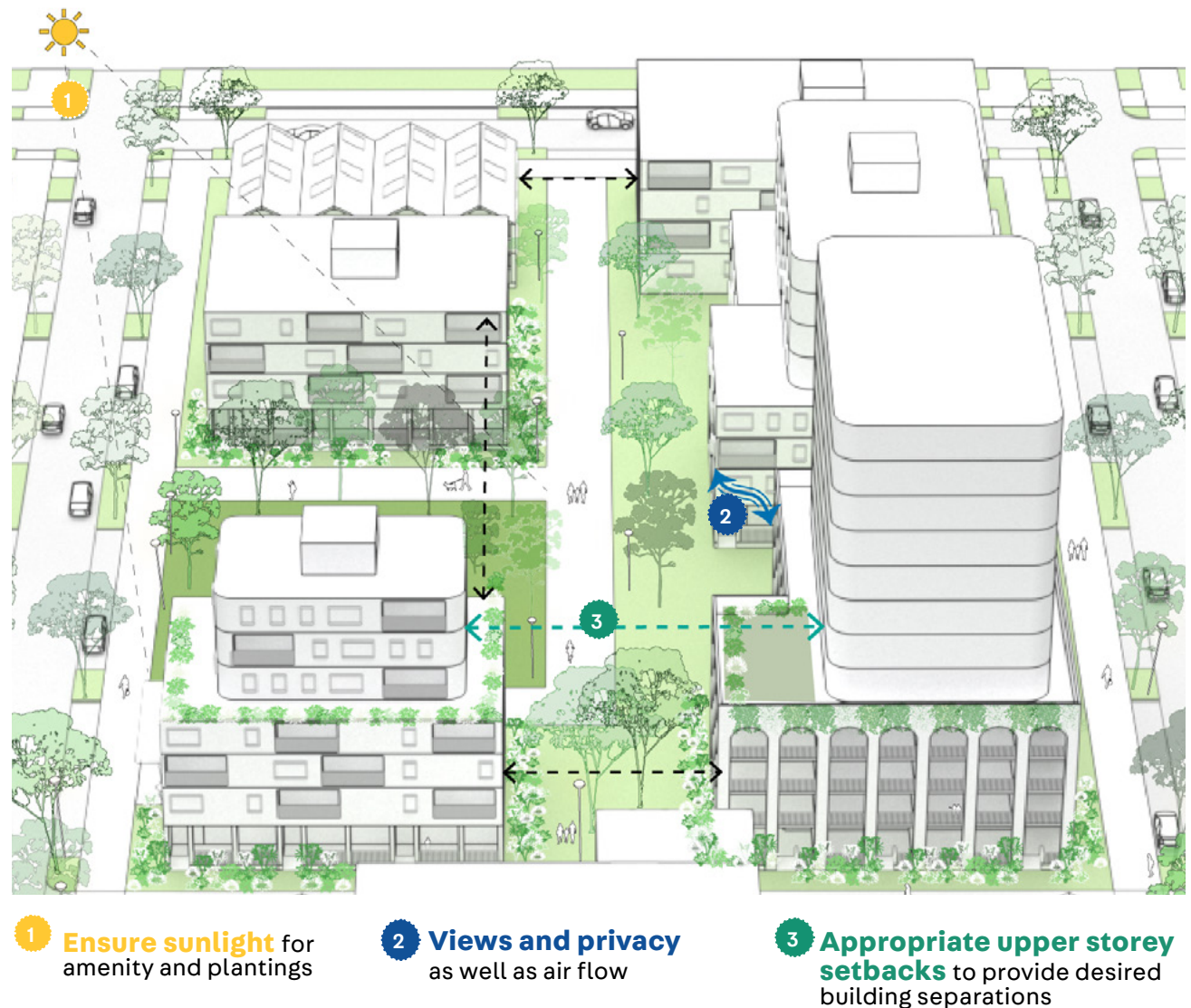


Figure 47. Key design guidance for building separation to ensure amenity, visual privacy, views, air circulation and sunlight



Controls

C1. Minimum building separation distances for non-residential uses are outlined in Table 4.

Storeys	Up to 4 storeys	5-8 storeys	9+ storeys
Non-residential uses	3m	6m	9m (or 12m for tall buildings of 25m or more)
Commercial developments adjoining single purpose residential uses*	6m	9m	12m

* Notes:

- o In high streets where there are blank party walls, no separation is required.
- o Commercial developments include business premises, childcare centres, educational establishments and places of worship. Single purpose residential uses include residential flat buildings, boarding houses, multi-dwelling housing and single dwelling houses.
- o For residential apartment development, please refer to the Apartment Design Guide (ADG)

Table 4. Minimum building separation for non-residential uses

Image - Commercial mixed-use development, Richmond, VIC by Architectus (Source: Trevor Mein)





4.2.7 Maximum floorplate area

Objectives

- O1. To ensure towers are not bulky, provide good amenity to building occupants and appear slender, elegant and well-proportioned when view from streets and from distance.
- O2. To allow for views to the sky from streets and lanes.
- O3. To reduce building bulk to mitigate adverse impacts such as overshadowing, urban heat gain and dominance of the street and public spaces.
- O4. To ensure floor plates are limited to a certain area and configuration in accordance with use.

Principles

- P1. Shallow floorplates and glazing to southern facades are favourable for providing excellent natural daylight.
- P2. Achieve living and working environments with good internal amenity and minimise the need for artificial cooling and heating.

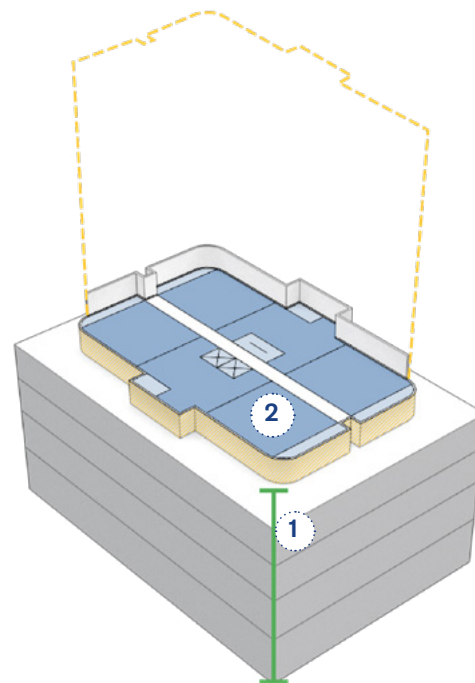
Image - Slender tower, Zetland, NSW, CO-AP (Source: Architectus)





Controls

- C1. The maximum floor plate area for any levels 25m above ground level must be:
- 800m² GFA for residential flat buildings, residential accommodation within shop top housing, serviced apartments and self-contained hotels.
 - 1,500m² GFA for non-residential.
 - Any exceedance of the above maximum floor plates in (a) or (b) would be required to consider the following as applicable:
 - The objectives of this clause;
 - A specific or specialised tenant need or use;
 - Appropriate articulation and building modulation to break down the perceived bulk;
 - Maximum number of apartments per floor under the Apartment Design Guide;
 - Not detrimentally impacting on the required sunlight access of key public spaces if this chapter of the DCP; and
 - Best practice design outcomes.



1 Above 25m
floorplate controls apply

2 Slender towers
for residential buildings with a maximum of 800m² of GFA

Figure 48. Floorplate controls for towers seek to ensure good functionality, circulation, amenity, solar access and maximise views to the sky.



Joan Miro Office Building, Barcelona, Spain (Source: Jose Hevia)



4.3 Building interface

4.3.1 Residential ground floor

Objectives

- O1. To establish new canopy trees within setbacks that contribute to the character of the street and provide residents amenity and privacy.
- O2. To provide ownership and identity to residents by providing individual entries along the ground floor frontage out to the public domain.
- O3. To provide for surveillance of public and publicly accessible space.
- O4. To encourage detailed attention to the design and to selection of materials at the lower level of residential buildings.

Principles

- P1. Provide individual courtyards to ground floor apartments.
- P2. Existing and proposed tree canopy should be contained within front setbacks to provide residents amenity and privacy and to offer greenery to the public domain.



1 **Deep soil and vegetation** for tree canopy and landscape buffers

2 **Ground entrances** have direct access to public space

3 **Ground level apartments** provide passive surveillance

4 **Servicing** and basement access screened and inset behind setbacks

Figure 49. Key design guidance for the residential ground floor frontage to provide amenity, landscaping, visual privacy, passive surveillance and access



Controls

- C1. A minimum of 3 metres depth of deep soil shall be allocated from the front boundary. Canopy trees must be planted in this area 2 metres away from the front building line to achieve at least 8 metres mature height and spread, at the rate of 1 canopy tree for every 8 lineal metres of frontage. The number of trees to be planted will be rounded up to the next whole number.
- C2. The first tree will be planted at the intersection of the front and side boundary. The medium to large sized trees will be spaced and planted from this origin point.
- C3. All ground floor apartments shall have individual entries and individual courtyard for private open space.



Apartments with landscaped front setback, The Moreton, Bondi, NSW, smart design studio (Source: Ross Honeysett)



4.3.2 Active street frontages and edges

Active street frontages are continuous retail and business uses with frequent openings that engage with the street and public space, creating a lively, welcoming environment that encourages pedestrian activity. To create a human and scale,' active street frontages should feature a fine grain of narrow shopfronts with services and utilities positioned away from the primary frontage.

Active edges are incidental active uses along a frontage. While secondary to active street frontages, they contribute positively to the public domain. For example, Canterbury Road would primarily includes business uses that will have less foot traffic but still provide occasional active use to service workers and pedestrians along this street. In residential areas, an active edge could include a café or corner shop, on a lane, pedestrian link or open space, with the remainder of the ground floor frontage being garden apartments with individual entries.

Active uses typically include retail, customer service areas, cafes, restaurants and outdoor dining areas.

To enhance the pedestrian comfort and encourage street life, active street frontages must incorporate continuous awnings. Awnings should also be provided along active edges, where possible, although they do not need to extend along the entire length of the frontage.

Image - Active street frontage with outdoor seating on Illawarra Road, Marrickville, NSW (Source: Architectus)





Objectives

- O1. To encourage finer grained narrow frontages to create varied experiences that provide views into and out of shops.
- O2. To ensure that Haldon Street and Burwood Road have a high quality and engaging public realm.
- O3. To ensure that the interface and amenity of Canterbury Road is improved for pedestrians.
- O4. To ensure frontages along key streets, pedestrian links, lanes and open spaces provide both active and passive surveillance.
- O5. To encourage people to linger and enjoy public space.
- O6. To ensure that building services do not dominate the pedestrian experience and are designed as an integrated part of the building form.
- O7. To ensure ground floor active street frontage and edges are pedestrian oriented, have a high standard of design and add vitality to streets.
- O8. To create opportunities to enjoy the positive aspects of climate and shield people from the negative such as wind, rain and heat.
- O9. To provide secondary active edges that create vitality and interest on frontages with less foot traffic.



1 Active uses
glazed shop fronts
with openings, outdoor
dining and market stalls

2 Fine grain for visual
interest, human scale
and varied experiences

**3 Active and passive
surveillance** provides
'eyes on the street'

**4 Continuous
awnings**
for shelter and
protection

Figure 50. Design guidance for active frontages along key streets



Principles

- P1. Vehicle entries are located away from key pedestrian areas to ensure for safety.
- P2. Awnings are to be used along active street frontages and edges to provide shelter and amenity.
- P3. Shopfronts utilise lighting in the evenings for safety when people are using public space.

Controls

- C1. The location of active street frontages and active edges are shown on Figure 51.
- C2. Vehicle access and loading is to be located away from primary pedestrian areas.
- C3. Extend the concrete structural frame to form the awning at street level to shield pedestrians on active street frontages.
- C4. Awnings are to be provided to active frontages and extend 3m over the footway to provide protection from inclement weather and hot sun. Awnings must:
 - a) Integrate with the built form;
 - b) Not be double height;
 - c) Be non-reflective and not glazed; and
 - d) Be harmonious with adjacent awnings and gutters and ensure downpipes and lighting are recessed and integrated with the building.
- C5. Awning should be provided to active edges where ever possible.



Examples of awning design as an extension of the buildings structure, smart design studio (Source: Romello Pereira)

Minimum active street frontage required for each frontage facing the public domain	60% of the width of each public domain frontage.
Active uses facing the public domain	Entries or display windows to shops and/or food and drink premises or other uses, customer service areas and activities which provide pedestrian interest and interaction.
Minimum 'grain' of shop front tenancies	8 tenancy entries per 100m. Where a single or larger tenancy is proposed with a single entrance, the facade must give the appearance of being visually broken up into finer grain tenancies and allow for separate tenancy entrances in the future.
Provision of awnings	Awnings are to be provided to all active frontages.

Table 5. Active street frontage design guidance





4.4 Visual diversity, articulation and fine grain

Objectives

- O1. Encourage variety in architectural design and character to provide a fine grain which enriches and enlivens the Precinct's public domain.
- O2. Ensure building mass is reduced by articulating building envelopes into smaller components.
- O3. Ensure that the scale, modulation and façade articulation of development responds to the character within the Precinct.
- O4. To use architectural character to provide visual interest, texture and engagement.

Principles

- P1. Reduce the scale of building mass through vertical or horizontal articulation and using depth in façades.
- P2. Use articulation zones in podiums to reduce mass, provide outdoor space and greenery and create depth and shade.
- P3. Strive for simplicity of and not complexity in articulation.



1 Fine grain
frontages and buildings

2 Variety in architectural design
for visual interest and character

3 Long podiums visually broken
to create variety and ensure human scale

4 Articulation zone
in podiums to provide depth, shadow, greenery and outdoor space

Figure 52. Design guidance on building façades to ensure visual diversity, articulation and fine grain.



Controls

- C1. Ensure for articulation of buildings into vertical bays and the integration of landscape into elevations that are seen from public space.
- C2. An articulation zone with a 1m depth should be included in the street wall to allow architectural form to develop. Outdoor space within this zone can be applied to all building uses for amenity, surveillance and to add depth to facades.
- C3. Facades facing the street or public space should be articulated with depth, relief and shadow. A minimum relief of 150mm between the masonry finish and glazing face should be utilised to provide depth and shadow.
- C4. The finishing of service cupboards and basement car park entry should be coordinated in dark recessive colours to minimise the visual impact to the street.

Images

1: A finer grain, human scale facade, Nightingale, Marrickville, NSW, by SJB. The services are hidden in one of the bays (Source: Tom Roe).

2: Articulation and modulation of the facade. Concrete structure is exposed as part of the design. Via Apartments, Gladesville, NSW (Source: Glyde Bautovich)

3: Articulation and modulation of the facade. Rose Street, Melbourne, VIC (Source: Architectus)

4: Articulation and modulation of the facade. Platform Apartments, North Eveleigh, NSW, Architectus (Source: Brett Broadman)





4.5 Material and finishes

Buildings in our cities and places need to be composed of low maintenance, robust and quality materials that will last the test of time for sustainability, beauty and to reinforce a sense of place.

Objectives

- O1. To ensure high-quality materials and finishes are used throughout new development, with an emphasis on the ground floor, to enhance the pedestrian experience.
- O2. To ensure material selection and finishes are robust, have longevity, are low maintenance and contribute to beautiful buildings
- O3. To ensure new development is compatible with the character and heritage of Belmore and Lakemba.

Principles

- P1. Primarily use face brickwork, masonry and express the concrete and brick structure on facades.
- P2. Have a higher ratio of solid to void in facades in response to heritage, where appropriate.
- P3. Insert fine detailing through the use of timber, copper and metal.
- P4. Create simplicity through the selection a common language of materials and finishes, rather than selecting many and creating visual complexity.

Image - Articulated and designed brick work frames windows and balconies, Arc, Sydney, NSW
(Source: Koichi Takada Architects)





Controls

- C1. Buildings must include durable single finish materials such as masonry and face brick. The concrete structure of buildings should form part of the architecture and be expressed in facades.
- C2. Painted cement render or similar painted finishes and Aluminium Composite Panel Cladding (e.g. Alucobond) should not be used. The use of glazing is not supported for awning construction or for parapet edges on rooftops.
- C3. Elevate the pedestrian experience at street level through the use of textured materials and fine grained detailing using timber, textured brickwork and stone.

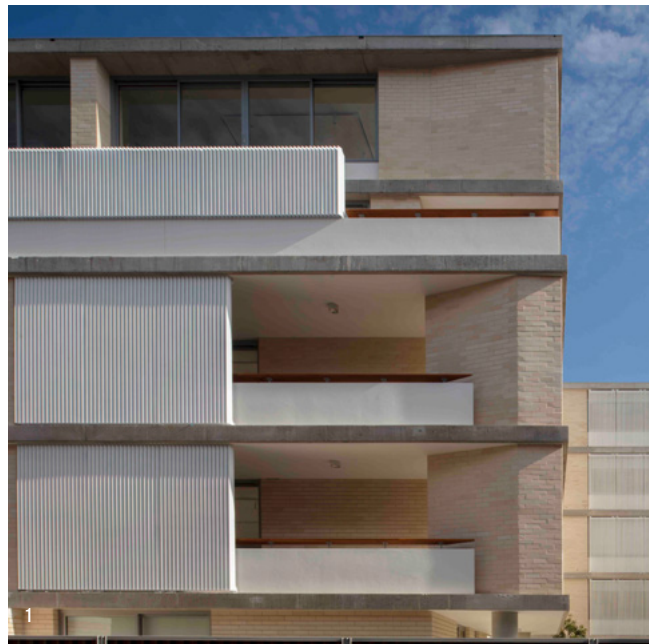
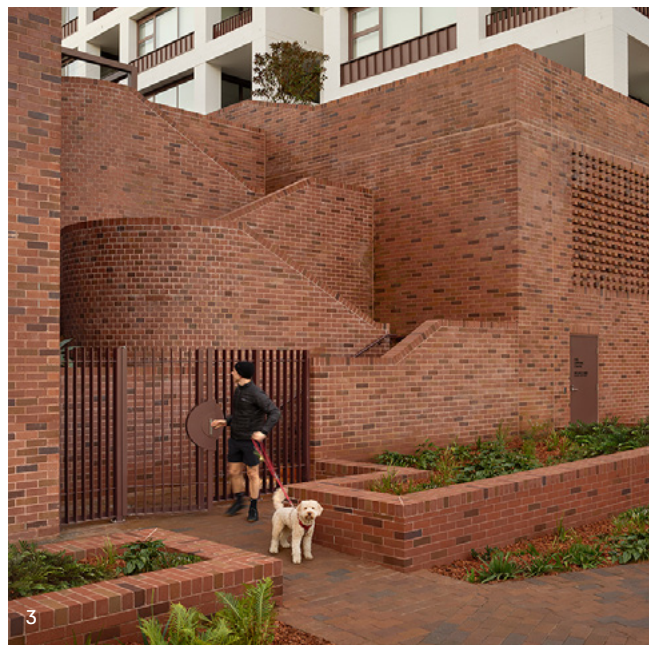
Examples of high quality materials and finishes.

1: Gordon Street, Brighton-Le-Sands, Candalepas, (Source: Brett Boardman)

2: The Regent, Petersham, Candalepas (Source: Brett Boardman),

3: Wurderlich Lane, Redfern, Sydney (Source: SJB),

4: Darlington Apartments, Darlington, Sydney (Source: Glyde Bautovich)





4.6 Rooftop and podium communal open space

Objectives

- O1. Ensure that rooftops achieve good amenity standards for residents.
- O2. Encourage the use of rooftops for passive recreation and communal use.
- O3. Design rooftops to minimise urban heat island impacts by using landscaping species suitable for windy and dry conditions and by providing shade structures.
- O4. Ensure rooftop open spaces are designed to promote the use of water and energy collected on site.
- O5. Ensure balustrades around rooftop communal spaces are integrated into the design of the space and contributes to the overall appearance.
- O6. Ensure harness anchor points are considered and integrated into the design where required for maintenance works to green roofs and walls.
- O7. Ensure rooftop have amenity for all people.

Principles

- P1. Include well designed shade structures constructed of low maintenance natural materials for shading to seating areas and for trees and landscape for protection from summer sun and UV.
- P2. Design spaces that people want to linger in due to the provision of shade or winter sun, landscape and facilities for passive socialisation.

1: Rooftop podium with landscaping and seating, NewLife, Darling Harbour, Ultimo, NSW, by Architectus (Source: Architectus)





Controls

- C1. Building rooftops that are designated communal open space areas must be designed to include:
 - a) Fixed seating in areas with shade and solar access, where appropriate;
 - b) Accessible toilet facilities;
 - c) Structures for rain protection and sun shading;
 - d) A BBQ/food preparation area with a sink that is universally accessible;
 - e) Watering systems for proposed landscaping; and
 - f) Stormwater management and disposal.
- C2. Any rooftop structures are to be included in the maximum height of building permitted for the site within CBLEP 2023. The height is to be shown in the Development Application drawings.
- C3. Any proposed communal open space located on the building rooftop is to:
 - a) Be consolidated into a useable area with a minimum width of 6m and a minimum area of 36m².
 - b) Be located so that solar access is provided for users of the open space.
 - c) Be designed to a high quality and allow for landscaping and seating.
- C4. Roof tops are to be structurally sound and have the capacity to support planting and adequate drainage.
- C5. Communal open spaces must be designed to:
 - a) Accommodate both passive and active recreational uses, including clearly defined quiet or passive areas for relaxation and social interaction; and
 - b) Include designated children's play spaces that incorporate age-appropriate features such as swings, play equipment, landscaped mounds, and other interactive elements.
- C6. The functionality, layout, and design quality of communal open spaces must be clearly demonstrated in the submitted architectural and landscape plans.



Podium with grass and landscaping, Surry Hills Village, NSW by SJB (Source: Architectus)